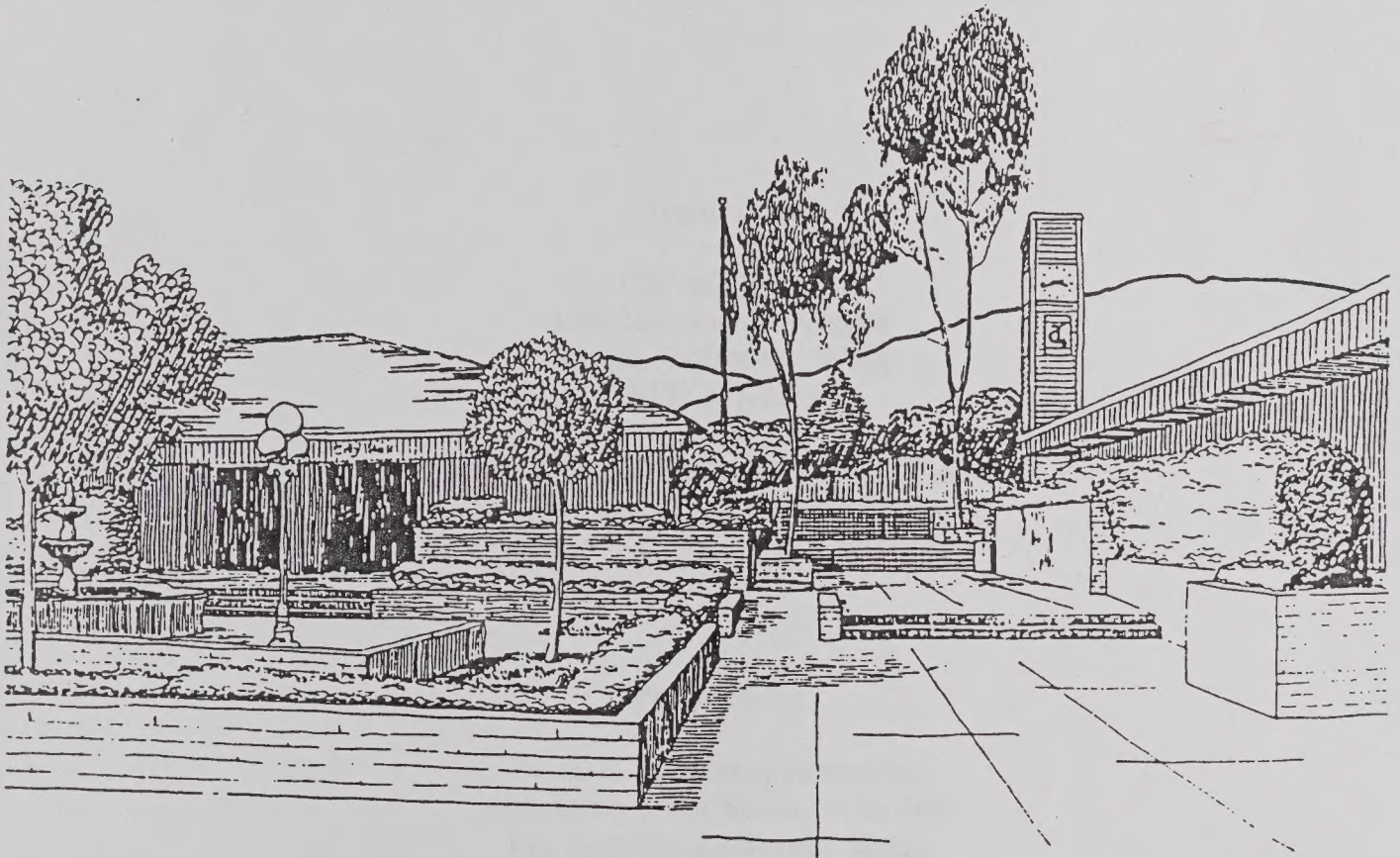


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general plan 2010

Final Environmental Impact Report



city of duarte

**CITY OF DUARTE
GENERAL PLAN UPDATE**

**FINAL ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NUMBER 88062118**

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SECTION 1

INTRODUCTION

1.1 PURPOSE OF THE EIR

This environmental impact report (EIR) analyzes the potential impacts that may result from the implementation of the land use policy outlined in the draft Duarte General Plan. The EIR focuses on the impacts associated with the long-range implementation of this General Plan's land use policy. The EIR is intended to provide information to public agencies and the general public regarding the potential environmental impacts related to its implementation. Under the provisions of the California Environmental Quality Act (CEQA), "the purpose of an EIR is to identify the significant effects of a project on the environment, to identify alternatives to the project, and to indicate the manner in which significant effects can be mitigated or avoided." Thus, the EIR is an information document for use by decision makers, public agencies, and the general public.

1.2 LEAD AGENCY AND DOCUMENT FORMAT

The City of Duarte is the Lead Agency for this General Plan update, which is the project as defined by Section 21067 of CEQA. Preparation of this EIR is in accord with CEQA of 1970 (Public Resources Code Section 21000 et seq.) and the CEQA guidelines as amended in 1986. The overall format of the EIR contains those components required by CEQA, as summarized in Table 1. During the course of the EIR preparation, an effort was made to contact all affected agencies, organizations, and persons. Persons responding to the notice of EIR preparation (NOP) are listed in Appendix B.

TABLE 1

REQUIRED CONTENTS OF AN EIR--CEQA LAW AND GUIDELINES

<u>Required Section Number</u>	<u>Section in EIR</u>
Table of Contents (Section 15122)	
Summary (Section 15123)	2.0
Project Description (Section 15124)	3.0
Environmental Setting (Section 15125)	3.0
Environmental Impact (Section 15126)	4.0
Significant Environmental Effects of Proposed Project (Section 15126a)	4.2
Unavoidable Significant Environmental Effects (Section 15126b)	4.2
Mitigation Measures Proposed to Minimize Significant Effects (Section 15126c)	
Alternatives to the Proposed Project (Section 15126d)	5.0
Relationship Between Local Short-Term Uses of the Environment and the Maintenance and Enhancement of Long-Term Productivity (Section 15126e)	6.1
Significant Irreversible Environmental Changes Resulting From Implementation of the Proposed Project (Section 15126e)	6.2
Growth-Inducing Impacts of the Proposed Project (Section 15126g)	6.3
Effects Found Not to Be Significant (Section 15128)	4.3
Organizations and Persons Consulted (Section 15129)	7.0
Cumulative Impacts (Section 15130)	6.4

1.3 BACKGROUND OF PROJECT

The City of Duarte initiated a comprehensive update of its General Plan in 1988. The purpose of this update was to ensure that the city has a general plan that complies with current state law and addresses major community issues and concerns.

The major issues facing the city which are the focus of this General Plan include the following:

- Continued redevelopment revitalization of the retail commercial areas along Huntington Drive.
- Maintenance and preservation of the existing residential neighborhoods located in the city.
- Improving the quality of new residential and commercial development with a thorough re-examination of current building and development standards.
- Continued emphasis on promoting new industrial development in the "industrial" areas, thus providing new employment opportunities.
- Cooperation with other agencies and governments in improving the environment and quality of life for both residents in the city and in the surrounding region.
- Preservation of existing open space amenities within the city and in the wilderness areas in the northern half of the planning area.

1.4 ORGANIZATION OF THE GENERAL PLAN

The Duarte General Plan consists of three sections: (1) the policy plan, (2) the background reports, and (3) the environmental assessment.

The policy plan is organized around six general plan elements. These elements focus on plans, policies, and programs that are to be implemented during the General Plan's lifetime. These elements include the following:

- Land Use Element. Indicates the future location and extent of development in the city.
- Housing Element. Focuses on housing issues and identifies programs to assist residents in need.

- Open Space and Conservation Element. Identifies policies and programs for preserving and obtaining open space for recreational use in the city. This element also identifies resources in the city and establishes policies to assist in the management, preservation, or conservation of these resources.
- Public Safety Element. Identifies man-made and natural hazards which may impact the city in the future.
- Noise Element. Indicates the existing and future noise environment in the city and provides for appropriate mitigation.
- Transportation Element. This element focuses on existing and future circulation issues.

The background report is divided into subsections that correspond and support the individual general plan elements. The background reports provide a comprehensive overview of existing conditions in the city and contain the necessary background analysis needed to comply with both state law and the community's design to have a sound basis for future planning. In addition, the background report will serve to describe the existing environmental setting for the General Plan EIR as required by CEQA.

Finally, the environmental impacts anticipated to result from the implementation of the General Plan are examined in this section which will serve as the EIR for the General Plan. The EIR analysis will focus on the potential changes in the land uses arising from the implementation of the land use plan.

1.5 FOCUS OF EIR

The CEQA law and guidelines recognize the difficulty in the application of the CEQA law and guidelines to local general plans. Section 15176 of the CEQA law and guidelines state:

"An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with a greater degree of accuracy."

The EIR prepared for the General Plan focuses on the secondary effects that may be expected with the adoption and subsequent implementation of the General Plan, especially the land use

element. The anticipated impacts of the General Plan are related to implementation of the land use element, with potential impacts resulting in changes of:

- Earth (Seismic Risk)
- Air Quality
- Plant Life and Animal Life
- Noise
- Land Use
- Natural Resources
- Population and Housing
- Transportation and Circulation
- Public Services
- Utilities
- Aesthetics
- Recreation
- Cultural Resources

1. The first part of the report is a general introduction to the project. It describes the purpose of the study and the objectives that were set at the beginning. It also provides a brief overview of the methodology that was used.

- 2. The second part of the report is a detailed description of the methodology that was used. It includes information about the data sources, the sampling method, and the statistical techniques that were used to analyze the data.
- 3. The third part of the report is a presentation of the results of the study. It includes a description of the data that was collected and a discussion of the findings that were obtained.
- 4. The fourth part of the report is a conclusion and a discussion of the implications of the findings. It includes a summary of the main results and a discussion of the limitations of the study.

5. The fifth part of the report is a list of references. It includes a list of all the sources that were used in the study, including books, articles, and other documents. It also includes a list of all the people who were consulted during the study.

6. The sixth part of the report is an appendix. It includes a list of all the data that was collected during the study, as well as a list of all the calculations that were performed. It also includes a list of all the figures and tables that were used in the report.

7. The seventh part of the report is a list of all the people who were involved in the study. It includes a list of all the people who were consulted during the study, as well as a list of all the people who were involved in the data collection and analysis.

8. The eighth part of the report is a list of all the organizations that were involved in the study. It includes a list of all the organizations that provided funding for the study, as well as a list of all the organizations that were involved in the data collection and analysis.

9. The ninth part of the report is a list of all the other documents that were used in the study. It includes a list of all the reports, articles, and other documents that were consulted during the study, as well as a list of all the documents that were used in the data collection and analysis.

10. The tenth part of the report is a list of all the other people who were involved in the study. It includes a list of all the people who were consulted during the study, as well as a list of all the people who were involved in the data collection and analysis.

11. The eleventh part of the report is a list of all the other organizations that were involved in the study. It includes a list of all the organizations that provided funding for the study, as well as a list of all the organizations that were involved in the data collection and analysis.

SECTION 2

SUMMARY

2.1 PROJECT LOCATION AND CHARACTERISTICS

The City of Duarte is located in Los Angeles County, approximately 15 miles northeast of downtown Los Angeles. The city covers 6.8 square miles of which 3.5 square miles is located in the Angeles National Forest.

The project involves the update of the Duarte General Plan which consists of six elements including land use, housing, transportation, public safety, open space and conservation, and noise. The implementation of the General Plan land use policy will result in minor changes in land use in certain areas of the city while providing for a continuation of existing uses in other areas.

Anticipated environmental impacts related to the adoption and implementation of the Duarte General Plan will result primarily from changes in land use and land use policy. General Plan policy articulated in the six elements are designed to improve the city's living environment overall and should not present in any adverse environmental impacts with implementation.

2.2 ENVIRONMENTAL IMPACTS

The EIR addresses the impacts associated with the long-term implementation of the Duarte General Plan. Due to the general nature of the project, environmental impacts can be assessed only in general terms. Projects facilitated by the General Plan may require subsequent environmental review.

2.2.1 POTENTIALLY SIGNIFICANT IMPACTS

The implementation of the proposed land use policy will result in increased traffic which will adversely impact the level of service of several key intersections. In addition, this increased traffic will adversely impact local air quality.

2.2.2 ADVERSE BUT NOT SIGNIFICANT IMPACTS

Even with incorporation of mitigation measures, long-term implementation of the proposed General Plan may result in the following adverse but less than significant environmental impacts:

Transportation and Circulation. Several city roadways currently operate at or near capacity. Implementation of the land use policy could result in additional traffic on the city street system. Circulation improvements described in the General Plan will be effective in reducing the level of impact to acceptable levels on all roadways within the city.

Natural Resources. Ongoing development in accord with the land use policy will consume nonrenewable energy, water, and materials resources. Any increase in the use of nonrenewable resources should be considered adverse.

Population/Housing. Within the past 9 years, the city's population has increased 27 percent. Long-term implementation of the land use policy could result in an additional 50 percent increase at project buildout under a theoretical capacity development scenario. Any population increase will contribute to regional congestion and attendant problems (e.g., increased traffic, poor air quality). The actual number of new residents and housing units is likely to be relatively minor.

Public Services. Implementation of land use policy could result in an estimated long-term population with a corresponding increase in the number of new students in the school system. These increases may adversely impact school and library facilities.

Utilities. Existing electric power and natural gas facilities adequately service the needs of Duarte. Anticipated growth related to implementation of the land use policy will result in increased electricity and gas consumption. Although utility purveyors will not need to provide new facilities specifically to meet the city's increased demand, increased energy consumption at any level may be considered adverse. Increased consumption depletes energy supplies and contributes to basin-wide pollutant emission.

2.2.3 EFFECTS FOUND TO BE NEITHER SIGNIFICANT NOR ADVERSE

This EIR identified a number of environmental issue areas which would not be adversely affected by the project. These issues include earth, water, plant and animal life, noise, natural resources, population and housing, public services, utilities, aesthetics, recreation, and cultural resources.

2.2.4 BENEFICIAL EFFECTS

The General Plan land use policy proposes to establish land use patterns which will minimize the potential for use conflict and other adverse effects citywide. The goals and policies contained in the plan are designed to improve the overall living and working environment in duarte, and to protect the health, safety, and welfare of residents. Among other things, the plan calls for citywide circulation improvements, establishes a program for emergency preparedness, emphasizes the need for decent housing for all economic groups, and strives to protect residents from the hazards associated with the urban environment through thoughtful land use planning.

2.3 PROJECT ALTERNATIVES

During the course of General Plan preparation, the city considered several land use alternatives. The three primary alternatives included development possible under the existing zoning ordinance, this existing General Plan, and existing development.

2.4 AREAS OF PUBLIC CONCERN OR KNOWN CONTROVERSY

During the General Plan preparation process, a number of study sessions open to the public were held to inform residents of the proposed land use policy. Concerns centered around specific land use proposals that were being considered in the course of plan development.

SECTION 3

PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING

3.1 LOCATION OF PROJECT/PLANNING AREA

The project/planning area includes all of the land area within the corporate boundaries of the City of Duarte. The city is located in the south central urbanized portion of Los Angeles County, approximately 15 miles south of downtown Los Angeles. The regional location of the city is shown in Exhibit 1.

Duarte is bounded on the north by the San Gabriel Mountains, on the south by Irwindale, on the west by Monrovia, and Broadway, and on the east by Azusa.

3.2 DESCRIPTION OF PROJECT/GENERAL PLAN

The project involves the update of the City of Duarte General Plan. The adoption of the General Plan will not, by itself, result in any physical changes to the environment. The implementation of the land use policy or a number of specific standards and policies, however, could result in some impacts on the environment. For purposes of this analysis, the EIR will focus on those land use changes which will have a potential for impact if the land use plan is implemented. In general, however, the overall distribution of land uses in the city will not change significantly with the implementation of the General Plan land use policy.

Residential development will continue to be the dominant land use in terms of land area, followed by commercial and industrial. Commercial activities will still be largely concentrated along the Huntington Drive corridor. Employment generating uses consisting of light industrial, warehousing, or professional offices are encouraged in the portions of the city south of Interstate 210.

Table 2 indicates the distribution of land use in the city categorized according to the land use designations indicated on the General Plan map (Exhibit 2).

TABLE 2

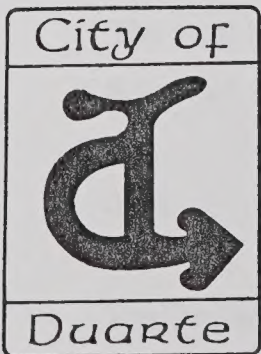
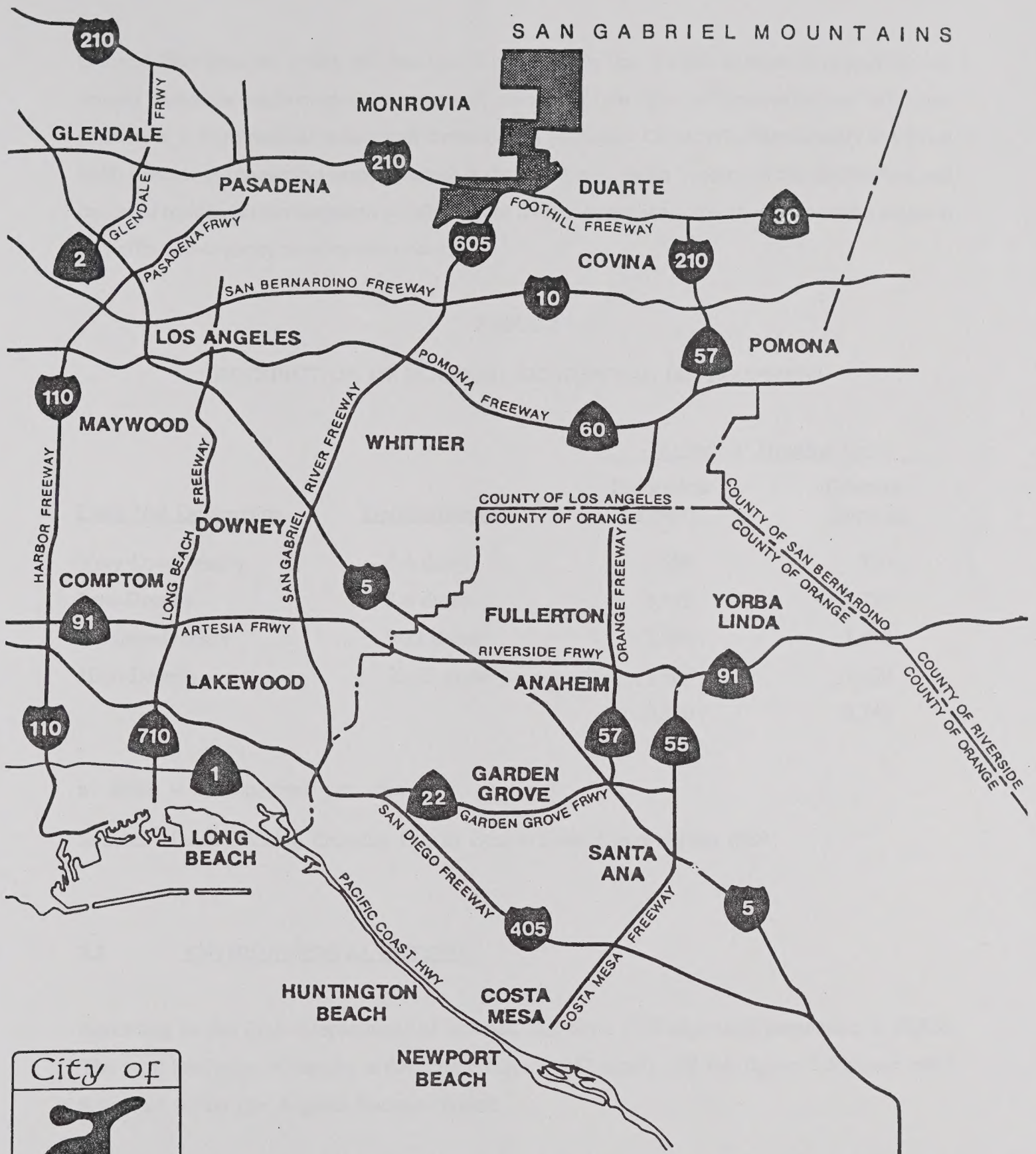
DISTRIBUTION OF PLANNED LAND USES

<u>Land Use Designation</u>	<u>Areas (in acres)</u>	<u>Percent of Land Area</u>
Very Low-Density Residential	172	4.1
Low-Density Residential	749	17.2
Medium-Density	110	2.6
High-Density	50	1.2
Administrative/Professional	9	0.2
Hospital	86	2.0
Public/Quasi-Public	31	0.8
Schools	76	1.8
Neighborhood Commercial	9	0.2
General Commercial	108	2.7
Industrial	105	2.4
Parks, Open Space, and Wilderness	2,317	53.2
Specific Plan Overlay	42	0.6
Roads/Railroad	<u>488</u>	<u>11.0</u>
Total Land Use	4,352	100.0

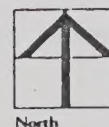
Source: Draft Land Use Element Background Report. City of Duarte Draft General Plan 1989.

The precise implementation of the land use policy depicted in the land use plan would mean that all of Duarte would be developed exactly as outlined on the land use map. This assumption is often referred to as the theoretical capacity of a city or community. For example, approximately 172 acres in the city are designated for very low-density residential development and if all of this land were developed to the maximum intensity permitted under the plan (4 units per acre), an estimated 688 units could result.

Theoretical buildout rarely occurs, especially in communities that are fully urbanized, for a number of reasons. Some parcels will never be developed to the maximum intensities permitted under



Regional Location Map Duarte General Plan



7740001-JUNE 1989
NO SCALE
Michael Brandman Associates



1971
1971
1971

Regional & National Map
State & National Plan

General Plan land use policy and zoning. It is also likely that a small number of properties will remain vacant or undeveloped. As a result, planners often refer to "achievable" or "effective" capacity as a more realistic measure of development potential. Often, effective capacity is defined as 80 percent of theoretical capacity which is the case here. Table 3 indicates the distribution and extent of residential development possible under both a theoretical-capacity development scenario and effective-capacity development scenario.

TABLE 3
DISTRIBUTION OF PLANNED RESIDENTIAL DEVELOPMENT

<u>Land Use Designation</u>	<u>Density/Intensity^a</u>	<u>Number of Housing Units</u>	
		<u>Theoretical Capacity</u>	<u>Effective Capacity</u>
Very Low-Density	0-4 du/ac	688	550
Low-Density	5-8 du/ac	5,912	4,730
Medium-Density	9-21 du/ac	2,310	1,848
High-Density	22-28 du/ac	<u>1,400</u>	<u>1,120</u>
		10,310	8,248

a du/ac = dwelling units per acre.

Source: Draft Housing Element, City of Duarte Draft General Plan 1989.

3.3 ENVIRONMENTAL SETTING

According to the State Department of Finance, the city's 1989 estimated population is 21,326. The total land area of the city is 6.8 square miles (4,352 acres). Of this figure, 3.5 square miles is located within the Angeles National Forest.

3.3.1 LAND USE

Residential land uses account for the majority of development in the city. Commercial activities line Huntington Boulevard, the primary arterial roadways that serve the city. Industrial uses are

generally limited to the portions of the city south of I-210. The city is completely urbanized with the most recent development occurring in the northeastern portions. The only remaining vacant land consists of individual parcels scattered in the urbanized portion of the city and in the hillside areas in northern portions.

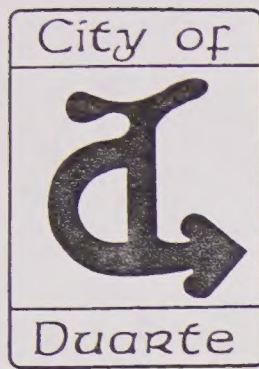
TABLE 4
EXISTING LAND USES

<u>Land Use</u>	<u>Acres</u>	<u>Percent of Total City Area</u>
Residential	1,077	24.8
Commercial	123	2.8
Industrial	80	1.8
Public/Quasi Public	146	3.4
Hospitals	97	2.2
Open Space/Vacant/Parks	90	2.1
Street/Highways	478	11.0
Railroads	10	0.2
Wilderness	<u>2,251</u>	<u>51.7</u>
	4,352	100.0

Source: Land Use Element Background Report, Draft Land Use Element. City of Duarte
Draft General Plan 1989.

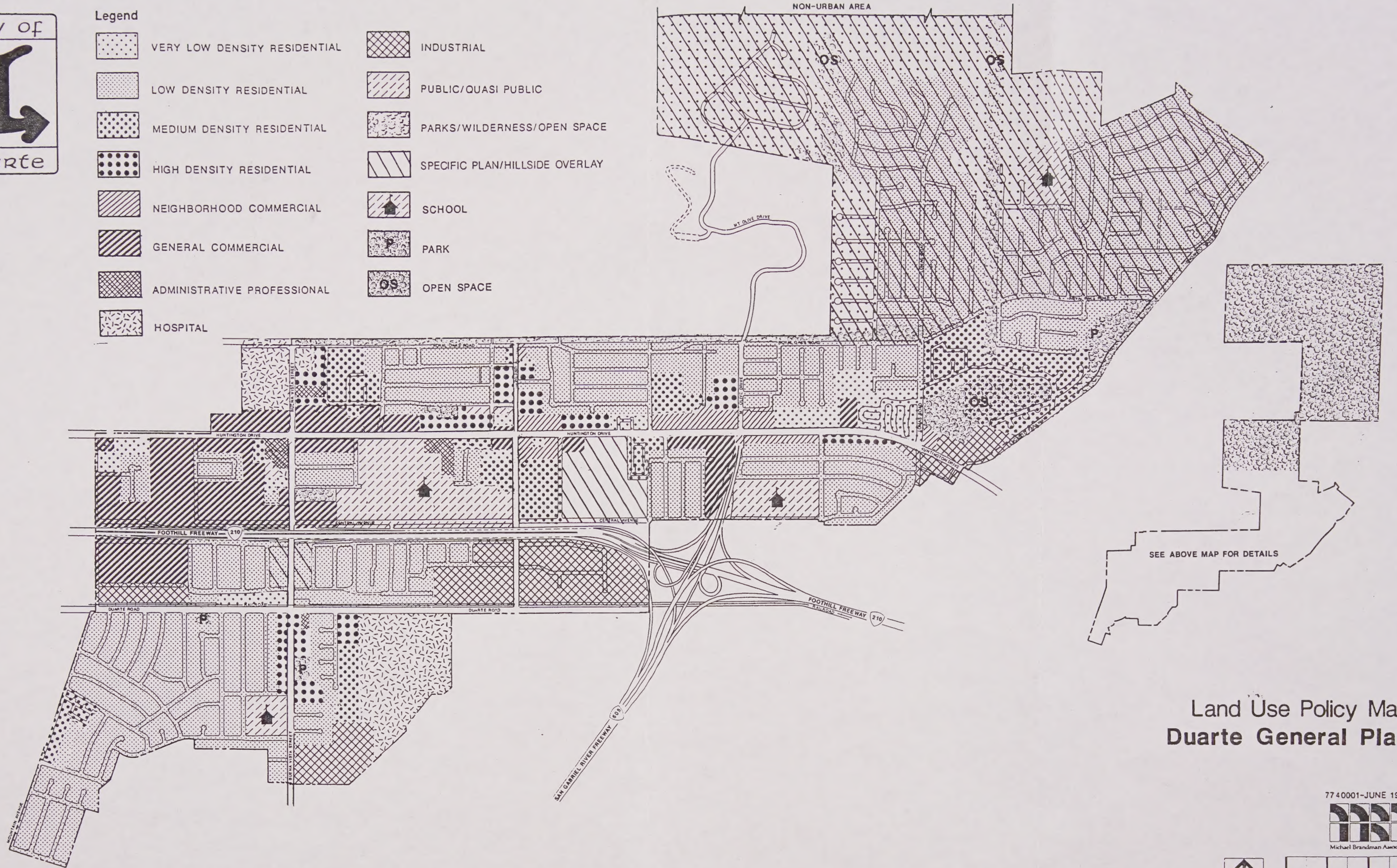
3.3.2 HOUSING AND POPULATION CHARACTERISTICS

According to the most recent State Department of Finance estimates (1989), 21,326 full time residents live in 6,959 dwelling units. Approximately 68 percent of the existing housing units are single-family units while nearly 23 percent are in structures containing five or more units. The city is predominantly white, though there is a large hispanic population. Table 5 summarizes the population and housing characteristics of the city.



Legend

	VERY LOW DENSITY RESIDENTIAL		INDUSTRIAL
	LOW DENSITY RESIDENTIAL		PUBLIC/QUASI PUBLIC
	MEDIUM DENSITY RESIDENTIAL		PARKS/WILDERNESS/OPEN SPACE
	HIGH DENSITY RESIDENTIAL		SPECIFIC PLAN/HILLSIDE OVERLAY
	NEIGHBORHOOD COMMERCIAL		SCHOOL
	GENERAL COMMERCIAL		PARK
	ADMINISTRATIVE PROFESSIONAL		OPEN SPACE
	HOSPITAL		



Land Use Policy Map Duarte General Plan

7740001-JUNE 1989

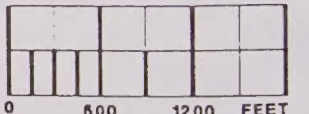


Exhibit 2

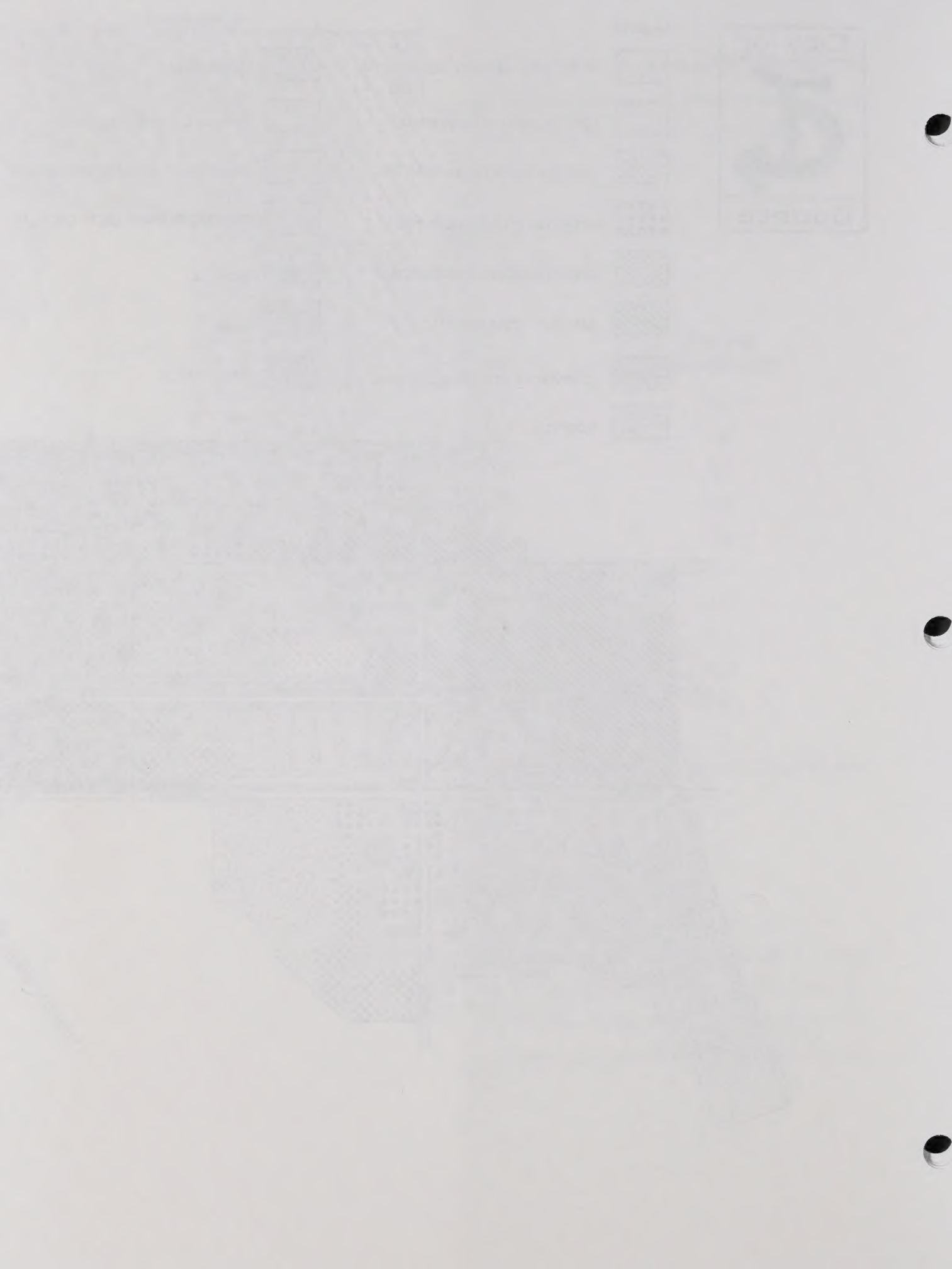


TABLE 5

POPULATION AND HOUSING CHARACTERISTICS

1989 Population (Department of Finance)	21,326 persons
1980 Population (U.S. Census)	16,776 persons
Race and Ethnicity: 1980 (U.S. Census)	71.0 percent white 30.5 percent Hispanic
Median Age: 1980 (U.S. Census)	29.1 years
Housing Units: 1989 (Department of Finance)	6,959 units
Single-Family	4,744 units
2-4 Units	387 units
5 or More Units	1,582 units
Mobilehomes	246 units

Source: Housing Element Background Report, Draft Housing Element. City of Duarte General Plan 1989.

3.3.3 CIRCULATION AND TRANSPORTATION CHARACTERISTICS

Regional access to the city is provided by I-210 which traverses the city in an east/west direction. I-605 terminates at Mt. Olive Drive. Huntington Drive is the only minor east/west trending arterial in the city. In addition, a single railroad line is located within the city: the Atchison Topeka and Santa Fe (AT&SF) is located in the southern half of the city north of Duarte Road.

3.3.4 PHYSIOGRAPHIC CHARACTERISTICS

The City of Duarte is located in the northeastern portion of the Los Angeles basin, which is an alluvial lowland created by a structural depression that has experienced periodic disposition since the Late Cretaceous period (135 million years ago) and continuous subsidence since the Late Miocene period (25 million years ago). The basin is bounded on the north by the San Gabriel Mountains and Elysian and Repetto Hills; on the east and southeast by the Puente Hills, Santa Ana Mountains, and San Joaquin Hills. The city is situated on a south-facing alluvial terrace of the San Gabriel Mountains.

The natural topography of the city is generally level, with local relief ranging from 40 feet above sea level in the southeast to 3,000 feet above sea level in the northeast portion of the city.

The city is located in a seismically active region with a number of active faults are present in or located near the planning area. Several of these active faults--the San Andreas, Newport-Inglewood, San Fernando, Sierra Madre, and Whittier--are capable of affecting the city. Other potentially active faults in the immediate vicinity of the city include the Sierra Madre and Duarte faults that traverse the city, the Raymond Hill Fault located in nearby Pasadena, and the Arcadia-Santa Monica-Hollywood Fault.

SECTION 4

ENVIRONMENTAL IMPACT ANALYSIS

This section of the EIR is concerned with identifying the impacts anticipated to result from implementation of the General Plan. Impacts are expected to result primarily from the long-term implementation of land use policy articulated in the land use element. Therefore, the analysis focuses on impacts related to potential intensification of land use in specific areas of the city.

The CEQA guidelines state that the EIR shall examine existing physical conditions, as well as the potential future conditions proposed by the plan (Section 15125c). Therefore, wherever possible, this section of the EIR analyzes the impacts of buildout in conformance with proposed General Plan land use policy which is compared to existing conditions.

The anticipated impacts were identified by city staff and the General Plan project consultant. Each impact is discussed individually in Sections 4-1 through 4-13. Each subsection presents description and analysis in the following manner:

- Environmental Setting. A discussion of existing conditions, facilities, services, and environment in the vicinity of the project site.
- Environmental Impact. An identification and evaluation of impacts in qualitative and quantitative terms.
- Mitigation Measures. A discussion of the goals, policies, and implementation measures included in the individual elements which will minimize potential adverse environmental effects.

The initial study prepared for this project identified 13 areas of potential environmental impact. These areas include:

- Earth
- Air Quality
- Water
- Plant and Animal Life
- Noise
- Land Use
- Natural Resources
- Population and Housing

- Transportation and Circulation
- Public Services/Utilities
- Recreation
- Cultural Resources

A copy of the initial study is contained in Appendix B.

4.1 EARTH

Environmental Setting

The City of Duarte is located in the north-central area of the West San Gabriel Valley, just east of the City of Los Angeles. Duarte's topographical terrain is divided into three districts: the San Gabriel Mountain range of the Angeles National Forest, the foothills and canyons of the San Gabriel Mountains, and the alluvial slopes of the mountains. The latter is the area where Duarte's urban development is concentrated.

The city is located in a seismically active region with a number of faults surrounding the area. These faults are indicated in Exhibit 7-4 in the Public Safety Element Background Report. A few of the active faults--the Sierra Madre and San Andreas--are capable of affecting the city. Potentially active faults in the immediate vicinity of the city are the Duarte and Raymond Hill faults. Seismic hazards are indicated in Exhibit 7-4 also included in the Public Safety Element Background Report.

Table 7-4 in the Public Safety Element Background Report identifies the historic earthquakes that have affected the southern California region. Earthquakes prior to the 1933 Long Beach earthquake have been assigned approximate Richter magnitudes based on historical accounts. Past seismic events would indicate that the city has been free of major damaging earthquakes for at least 125 years. The minimum distance to significant faults in the vicinity of the site is shown on Table 7-5 in the Public Safety Element Background Report.

Environmental Impacts

Development resulting from the implementation of the land use policy will result in increased exposure to the seismic hazard and risks present within the planning area. These risks are not

significantly greater than those for the surrounding region. As a result, the implementation of the draft Duarte General Plan will not result in any significant adverse impacts.

Mitigation Measures

Goals, policies, and implementation measures contained in the public safety element focus on land use planning, emergency preparedness, and hazard mitigation to reduce seismic risks. These relevant

t goals, policies, and mitigation measures are listed below:

Public Safety Element: Goal 1

Policy 1.1

Policy 1.2

Policy 1.3

Goal 2

Policy 2.1

Policy 2.2

Goal 4

Policy 4.1

Policy 4.2

Policy 4.3

4.2 AIR QUALITY

Environmental Setting

Duarte is located in the South Coast Air Basin (SCAB) and air quality is monitored by the South Coast Air Quality Management District (SCAQMD). The open space and conservation element goals and policies require the city to continue working with the SCAQMD to enforce regional air quality plans and policies. The SCAQMD has been responsible for regulating pollutant emissions in the SCAB and has adopted an Air Quality Management Plan (AQMP) pursuant to the requirements of the Federal Clean Air Act. The air quality characteristics of the city are detailed in the Open Space and Conservation Element Background Report.

The Air Quality Management Plan (AQMP), titled "Long-Range Strategies for Improving Air Quality," has established regulatory programs designed to reduce pollutant emissions from stationary sources (industry and commercial businesses) and mobile source (cars, trucks, construction vehicles, etc.).

New industries establishing businesses in the city will have to comply with the AQMP and will need to install new pollution control devices, as well as comply with strict emission restrictions. Cleaner burning fuels, such as natural gas and methanol, are encouraged by the plan. Duarte can ensure that industries comply with SCAQMD requirements through a business license issuance process.

A significant proportion of pollutant emissions in the basin are emitted by motor vehicles. The SCAQMD recommends that programs be instituted which will reduce the total miles traveled that will reduce the level of pollutants emitted in the air. The AQMP recommends several options to be used to reduce the level of vehicle emissions. These options include the use of public transportation, the establishment of transportation management systems, and staggered work hours.

Environmental Impacts

Adoption of the land use policy will not immediately affect air quality in Duarte and in the surrounding region. Over time, however, new development will contribute to existing pollutant loads. These emissions will come from two primary sources: mobile sources (additional vehicle trips) and stationary sources (power plant emissions related to electricity and natural gas use.

Quantitative evaluation of potential long-term air quality impacts are difficult given the wide range of possible development scenarios. However, the building intensity assumptions outlined in Appendix C can be used to predict generalized pollutant levels. Appendix B compares anticipated pollutant levels to existing levels and levels which could be expected if the city built-out in accord with existing zoning. The analysis considers only mobile source emissions and stationary emissions related to power plants. Air quality impacts from specific development will be addressed during specific environmental review undertaken during the review of these projects.

Appendix B reveals the long-range implementation of the General Plan land use policy which results in significant increases in pollutant emissions over existing levels. These air quality impacts may be considered significant since the project will contribute to further degradation of air quality.

The table in Appendix B indicates that the anticipated increase in number of vehicle miles will account for the majority of pollutant level increases. These vehicles will emit significant amounts of carbon monoxide, hydrocarbon, and oxides of nitrogen. Improvements to vehicle exhaust systems over time may reduce the anticipated emission levels and thereby reduce long-range impacts.

Mitigation Measures

The following policies focus on improving air quality in the city and support SCAQMD's efforts in reducing air pollution:

Open Space and Conservation Element: Goal 3

Policy 3.1

Policy 3.2

Policy 3.3

A number of policies and implementation measures in the transportation element will be effective in reducing vehicle trips, thus reducing air quality impacts.

Transportation Element: Goal 1

Policy 1.1

Policy 1.2

Policy 1.3

Policy 1.6

Policy 1.10

4.3 WATER

Environmental Setting

The local groundwater basin provides much of the water for both domestic and other uses. The current usage is estimated in Section 4.10.

Environmental Impacts

The anticipated impacts of the proposed General Plan on water conservation is analyzed in Section 4.10 of this EIR. The implementation of the goals and policies included in the General Plan will not represent a significant adverse impact on the environment.

Mitigation Measures

The following goals and policies focus on the protection and conservation of water resources.

Open Space and Conservation Element: Goal 5

Policy 5.1

Policy 5.2

Policy 5.3

Policy 5.4

4.4 PLANT AND ANIMAL LIFE

Environmental Setting

Three dominant types of topography are found in the City of Duarte: mountains, canyons, and foothill slopes. The mountain and canyon areas have changed little over the years due to protection afforded by the national forest. The exception is development which has occurred just south of the forest lands. Urbanization has limited the variety of wildlife and vegetation in the developed area to those species that have either adapted to life with man or have been introduced through urbanization.

The urbanization of Duarte have a variety of introduced flora and fauna. The vegetation growing in the city may be thought of in four categories: (1) the interstitial forest consisting of trees growing between buildings and streets, (2) parks and green zones, (3) gardens of ornamental and food plants, and (4) lawns or interstitial grassland.

The wildlife on the slopes and flat areas live in relatively small habitats usually found in an urban area. These species have adapted to life with humans and area at least partly dependent on them for food and cover. The most common types of urban wildlife in Duarte include a wide variety of rodents, birds, amphibians, insects, and domestic dogs and cats.

The northern half of the city, consisting of 2,251 acres, is undeveloped wilderness area. The majority of this land is within the boundaries of the Angeles National Forest. The dominant plant communities in the wilderness areas of north Duarte include chaparral and riparian communities. The distribution and extent of these communities are indicated in Exhibit 5-4 included in the Open Space Element Background Report.

The riparian communities are located along a number of intermittent streams which drain the southern base of the San Gabriel Mountains. The more extensive riparian habitats are located in the upper elevations of between 2,000 and 3,200 feet. Typical vegetation found in the riparian areas include cottonwoods and the California sycamore. The generalized location of the riparian areas are also indicated in Exhibit 5-4 in the Open Space and Conservation Element.

Chaparral is the dominant plant community in the northern wilderness area. There are two types of chaparral found in Southern California: the true chaparral found in higher elevations and the coast sage scrub which is generally limited to the south coast ranges. The chaparral community in the Duarte planning area is dominated by California sage brush, white sage, black sage, California buckwheat, and other perennial shrubs.

Environmental Impacts

The implementation of the and use plan would permit limited development in the hillside areas in the northern-most portion of the city. The status of the wilderness open space within the Angeles National Forest would not change with the implementation of the land use plan. New

development arising from the plan's implementation would not impact any rare or endangered plant or animal species within the urbanized portions of the city.

Mitigation Measures

The following mitigation measures will be effective in maintaining the integrity and diversity of plant and animal species within the planning area.

Open Space and Conservation Element: Goal 1

Policy 1.1

Goal 8

Policy 8.1

Goal 9

Policy 9.1

Goal 10

Policy 10.1

Policy 10.2

4.5 NOISE

Environmental Setting

The existing noise environment in the city is documented in the Noise Element Background Report, Section 6.6. Noise contours, expressed in CNEL, are depicted in Exhibits included in the background report. Existing noise levels along major roadways are shown in Table 6-2, and the existing noise environment is described in detail in Section 6-3 of the Noise Element.

Environmental Impacts

The implementation of the land use plan will result in minor increases in traffic overall. The potential traffic noise levels along major roadways within the city are shown in Table 6-1 in the

Noise Element. The future noise environment is presented graphically in Exhibit 6-2 in the Noise Element.

Mitigation Measures

The following policies will be effective in reducing potential noise impacts in the city.

Noise Element Policies:

Goal 1

Policy 1.1

Policy 1.2

Policy 1.3

Goal 2

Policy 2.1

Policy 2.2

Policy 2.3

Goal 3

Policy 3.1

Policy 3.2

Policy 3.3

Goal 4

Policy 4.1

Policy 4.2

Policy 4.3

4.6 LAND USE

Environmental Setting

Existing land use in Duarte ranges from wilderness areas in the northern half to a variety of urban uses in the southern half. Residential land uses account for the majority of development in the city. Commercial activities line Huntington Boulevard, a the primary arterial roadway traversing the city. Industrial uses are generally limited to the portions of the city south of I-210. The city is nearly completely urbanized with the most recent development occurring in the northern portions. The only remaining vacant land consists of individual parcels scattered in the

urbanized portions of the city and in the hillside areas in the northern portions. Table 6 summarizes existing land uses. Existing land use in the city is described in greater detail in the Land Use Element Background Report.

TABLE 6
LAND USE IMPACTS

<u>Land Use Category</u>	<u>Acres</u>	<u>Percent of Total City Area</u>
Residential	1,078	24.8
Commercial	128	2.8
Industrial	80	1.8
Public/Quasi Public	146	3.4
Hospitals	97	2.2
Open Space/Vacant/Parks	90	2.1
Street/Highways	478	11.0
Railroads	10	0.02
Wilderness	<u>2,251</u>	<u>5.17</u>
	4,352	100.0

Source: Land Use Element Background Report, Draft Land Use Element. City of Duarte Draft General Plan 1989.

Environmental Impact

Section 3.2 of this EIR and Section 2.3 of the Land Use Element describes the distribution of land uses overall being proposed under the General Plan land use policy. The distribution of development would change slightly, as indicated in Table 2.2 of the Land Use Element. Exhibit 2-1 in the Land Use Element is a reproduction of the land use policy map.

The implementation of the land use plan will result in changes of land use in 18 subareas of the city. The locations and description of the anticipated change for each subarea are show on the exhibits included in Appendix B.

In general, the overall distribution of land uses in the city will not change significantly with the implementation of the General Plan land use policy.

Residential development will continue to be the dominant land use in terms of land area, followed by commercial and industrial. Commercial activities will still be concentrated along the Huntington Drive Corridor. Employment was comprised of light industrial, warehousing, or professional offices and encouragement in the portion of the city south of I-210.

Table 7 indicates the distribution of land use in the city categorized according to the land use designations.

TABLE 7
DISTRIBUTION OF PLANNED LAND USE

<u>Land Use Designation</u>	<u>Areas (in areas)</u>	<u>Intensity Units or sq. ft.</u>	<u>Percent of Land Area</u>
Very Low-Density Residential	172	688 du	4.1
Low-Density Residential	749	5,912 du	17.4
Medium-Density	110	2,310 du	2.8
High-Density	50	1,400 du	1.2
Administrative/Professional	9	191,377 SF	0.2
Hospital	86	5,619,240 SF	1.9
Public/Quasi Public/Schools	76	1,655,280 SF	1.7
Neighborhood Commercial	9	196,020 SF	0.2
General Commercial	103	1,570,338 SF	2.6
Industrial	105	2,286,900 SF	2.4
Parks and Open Space	66	--	1.5
Wilderness	2,251	--	51.7
Specific Plan Overlay	42	--	0.6
Roads/Railroad	<u>488</u>		<u>11.0</u>
Total Land Area	4,352		100.0

du = dwelling units.
SF = square feet.

Source: Draft Land Use Element Background Report. City of Duarte Draft General Plan 1989.

Mitigation Measures

The following goals, policies, and implementation measures will be effective in reducing potential adverse impacts arising from the implementation of the proposed land use policy.

Land Use Element: Goal 1

Policy 1.1
Policy 1.2
Policy 1.4
Policy 1.6
Policy 1.7
Policy 1.8
Policy 3.3
Policy 3.4
Policy 3.5
Policy 3.7

4.7 NATURAL RESOURCES

Environmental Setting

A description of the city's natural resources is provided in the Open Space and Conservation Element Background Report.

Environmental Impact

Long-range implementation of land use policy may lead to further degradation of air quality. Air quality impacts are discussed in Section 4.2 of this EIR.

As development occurs in accord with proposed land use policy, nonrenewable energy, water, and materials resources will be consumed. In the regional and statewide context, the level of

consumption will not be significant. However, any increase in the level of consumption of nonrenewable resources use should be considered adverse.

Open space resources will not be affected adversely by the project. Land use and open space and resourcement policy calls for this retention of the city's parks and the protection of wilderness areas in the northernmost portion of the city.

Mitigation Measures

The Open Space and Conservation Element contains a several goals and policies which address natural resource preservation and enhancement. Implementation of the following policies should reduce any adverse impacts on these resources.

Open Space and Conservation Element: Goal 1

Policy 1.1

Goal 5

Policy 5.1

Policy 5.2

Policy 5.3

Policy 5.4

Goal 9

Policy 9.1

4.8 POPULATION AND HOUSING

Environmental Setting

According to the most recent State Department of Finance (DOF) estimates (1989), 21,326 full time residents live in 6,959 dwelling units. Approximately 68 percent of the existing housing units are single-family units while nearly 23 percent are structures containing five or more units. The city is predominantly white, though there is a large Hispanic population. Table 8 summarizes the population and housing characteristics of the city. The population and housing characteristics of the planning area are documented in the Housing Element Background Report.

TABLE 8

POPULATION AND HOUSING CHARACTERISTICS

989 Population (Department of Finance)	21,326 persons
1980 Population (U.S. Census)	16,776 persons
Race and Ethnicity: 1980 (U.S. Census)	71.0 percent white 30.5 percent Hispanic
Median Age: 1980 (U.S. Census)	29.1 years
Housing Units: 1989 (Department of Finance)	6,959 units
Single-Family	4,744 units
2-4 Units	387 units
5 or More Units	1,582 units
Mobilehomes	286 units
Source:	Housing Element Background Report, Draft Housing Element. City of Duarte General Plan, 1989.

Environmental Impacts

In spite of the fact that the city has been essentially urbanized for over 40 years, there are a substantial number of persons that were added to the city's population over the past several decades. As indicated in Section 3.7 of the Housing Element Background Report, most of this growth is due to increased household size, though a significant proportion may be attributed to new housing construction. Some population growth has contributed to increased overcrowding of individual housing units, has impacted local schools, and has placed greater demands on local services.

The precise implementation of the land use policy depicted in the land use plan (Exhibit 2-1 in the Land Use Element) would mean that all of Duarte would be developed exactly as outlined. This assumption is referred to as the theoretical capacity of a city or community. Table 9 indicates the theoretical capacity of the city. It is unlikely that the theoretical capacity will ever be

achieved. Under an effective capacity development scenario where 80 percent of theoretical capacity will be achieved, a total of 8,311 housing units would be possible with a resulting population of 24,967 persons, an increase of 3641 persons over the current estimated population.

TABLE 10
GENERAL PLAN POPULATION CAPACITY

<u>Land Use Designation</u>	<u>Area (in net acres)^a</u>	<u>Development Density-Max</u>	<u>Number of of Units^b</u>	<u>Population</u>
Very Low-Density	172	0-4	688	2,067
Low-Density	749	5-8	5,992	180,000
Medium-Density	110	9-21	2,310	6,939
High-Density	50	22-28	<u>1,400</u>	<u>4,205</u>
			10,390	31,210

a Net area.

b Number of units were calculated using maximum densities.

c Population was calculated using 3.004 persons per unit for an average household size.

Source: Michael Brandman Associates 1989.

Mitigation Measures

The actual potential increase in housing and population of the land use policy is relatively slight. As a result, no specific mitigation measures are recommended at this time.

4.9 TRANSPORTATION AND CIRCULATION

Environmental Setting

Regional access to the city is provided by I-210 which traverses in an east/west direction. I-605 terminates at Mt. Olive Drive. Huntington Drive is the only major east/west trending arterial in the city. In addition, a single railroad line is located within the city: The AT&SF is located in

the southern half of the city north of Duarte Road. The existing circulation system and traffic conditions in the city are detailed in Section 4.5 of the Transportation Element Background Report.

Environmental Impacts

Section 4.3.2 of the Transportation Element describes the traffic anticipated to result from the implementation of the land use policy. Table 4-3 in the Transportation Element indicates the existing and projected traffic volumes for key roadway segments in the city. Table 4-3, also included in the Transportation Element, indicates the existed and projected levels of service for key intersections in the city. Table 11 indicates the existing and projected level of service (LOS) for key intersections in the city. Table 11 indicates the intersection where there would be a change in the LOS due to increased traffic. Other needed traffic improvements are described in greater detail in Section 4.3.2 of the Transportation Element.

TABLE 11
CHANGE IN LEVEL OF SERVICE

	<u>Existing LOS</u>	<u>Projected LOS</u>
Huntington Drive/Mt. Olive Drive	C	D
Huntington Drive/Highland Avenue	C	D
Huntington Drive/Mountain Avenue	C	D
Buena Vista Street/Central Avenue	C	D
Central Avenue/Mountain Avenue	C	D
I-210/Buena Vista Street	C	D
I-210/Mountain Avenue	B	D
Huntington Drive/Los Lomas	B	C
Huntington Drive/Mt. Olive Drive	C	D
Huntington Drive/Highland Avenue	C	D
Huntington Drive/Buena Vista	C	D
Mountain Avenue/I-210	B	C

Source: City of Duarte, Draft Transportation Element.

Mitigation Measures

The following policies will be effective in reducing adverse traffic impact from new development anticipated from the land use plan.

Transportation Element:

Goal 1

Policy 1.1
Policy 1.2
Policy 1.3
Policy 1.5
Policy 1.6
Policy 1.7
Policy 1.8
Policy 1.10

Land Use Element:

Goal 2

Policy 2.2

Goal 3

Policy 3.3
Policy 3.7

4.10 PUBLIC SERVICES/UTILITIES

Environmental Setting

The Open Space and Conservation Element describe existing school and library facilities in the city. Section 7.7 of the Public Safety Element Background Report discusses fire and police protection services. Utilities services are provided by Southern California Edison (for electricity) and Southern California Gas (for natural gas).

Environmental Impact

The implementation of the draft land use policy will result in additional residential development, which in turn will generate additional population.

Schools-Libraries

The anticipated increases in the city's population due to continued implementation of land use policy will increase the demand for library and school services. Increased use can be anticipated though impacts on library resources will not be significant.

New residential construction is anticipated to generate additional school children. The anticipated population generation for those age groups that will be attending local schools is summarized in Table 12.

TABLE 12
STUDENT GENERATION

<u>Age Group (years)</u>	<u>Students Per Household</u>	<u>Projected Number of Students</u>
5 to 9	0.24	823
10 to 14	0.24	823
15 to 19	0.24	<u>823</u>
		2,469

Note: Student generation assumes 3,431 additional housing units possible under a theoretical development scenario.

Table 13 itemizes the anticipated consumption/generation that would result from the implementation of the land use plan under a theoretical capacity development scenario. The project generation/assumption figures represent a worst-case scenario. These projections are then compared to current usage estimates.

TABLE 13

UTILITIES CONSUMPTION/GENERATION

<u>Development Scenario</u>	<u>Electrical (kWh/yr)</u>	<u>Natural Gas (cu. ft./mo.)</u>	<u>Sewer (gals/day)</u>	<u>Water (gals/day)</u>	<u>Solid Waste (lbs/day)</u>
Existing	217,987,642	45,097,497	3,810,019	4,201,819	209,834
General Plan	273,422,776	61,793,829	4,036,398	5,956,764	301,514
Difference	59,344,880	18,315,660	1,328,920	1,895,916	99,418

Source: Michael Brandman Associates 1989.

Mitigation Measures

The following policies will be effective in reducing potential adverse impacts associated with the implementation of the land use policy.

Open Space and Conservation Element: Goal 3

Goal 4

Policy 4.1

Policy 4.2

Goal 5

Policy 5.1

Policy 5.2

Policy 5.3

Policy 5.4

4.11 AESTHETICS

Environmental Setting

The planning area is located within the foothills of the San Gabriel Mountains which comprise much of the planning area. The viewshed's within the planning area are dominated by the San Gabriel Mountains.

Environmental Impact

The implementation of the General Plan land use policy could result in additional development in the hillside areas which, in turn, could adversely impact local viewsheds. The General Plan policies emphasize the importance of constructing new development so that aesthetic impacts are minimized.

Mitigation Measures

The following mitigation measures will be effective in reducing potential adverse impacts from new development or aesthetics.

Land Use Element:

Goal 1

Policy 1.1
Policy 1.4
Policy 1.6
Policy 1.7
Policy 1.8
Policy 2.4

Open Space and Conservation Element: Goal 8

Policy 8.1

4.12 RECREATION

Environmental Setting

Section 5.6.1 of the Open Space and Conservation Element describes the existing park facilities in the city. The Park and Recreation Department maintains 13 facilities, totaling 64 acres.

The National Parks and Recreation Association (NRPA) established standards indicating the amount of recreational open space that should be available for any given population. These standards indicate that at least 2.5 acres of parkland should be provided for every 1,000 persons living in the city. According to this criteria, 53 acres of parkland are required to meet the NRPA standards based on the current population of 21,000 persons. The open space available in city parks exceeds this standard as indicated in Table 5-2 of the Open Space and Conservation Element.

Environmental Impacts

The additional development possible under the proposed General Plan will result in increased demand for park and recreation facilities and services. The city will require new development to provide for additional parkland through dedication or in lieu fees.

Mitigation Measures

The following policies will be effective in reducing adverse impacts of development on parks and recreation facilities and services.

Open Space and Conservation Element: Goal 6

Policy 6.1

Policy 6.2

Policy 6.3

Goal 7

Policy 7.2

Policy 7.3

Policy 7.4

4.13 CULTURAL RESOURCES

Environmental Setting

Section 5.8 of the Open Space and Conservation Element describes the cultural resources in the city.

Environmental Impacts

The implementation of the proposed draft General Plan will not directly impact historic or archaeological resources in the planning area. New development may, however, adversely impact unknown cultural resources during construction phases.

Mitigation Measures

The following mitigation measures will be effective in reducing adverse impacts on cultural resources.

Open Space and Conservation Element: Goal 2

Policy 2.1

4.14 UNAVOIDABLE SIGNIFICANT IMPACTS THAT CANNOT BE REDUCED TO ACCEPTABLE LEVELS

The analysis prepared in Sections 4.1 through 4.12 indicates that implementation of the Duarte General Plan will result in significant impacts in two issue areas: air quality and transportation/circulation. Circulation impacts can be substantially mitigated. However, air quality impacts cannot be reduced to acceptable, less than significant levels. The city must make a Statement of Overriding Considerations as prescribed by CEQA, Section 15093b, if the General Plan is to be adopted as proposed.

4.15 ADVERSE ENVIRONMENTAL EFFECTS

Although improvements to the circulation system will reduce impacts to less than significant levels, increased traffic on roadways may still be considered adverse. In addition, the increased traffic will generate mobile emissions that may exceed SCAQMD recommended levels.

4.16 NONSIGNIFICANT ENVIRONMENTAL EFFECTS

The initial study prepared for this project found that implementation of the General Plan posed no significant adverse impacts to the following environmental resources:

Risk of Upset. The Public Safety Element stresses the importance of proper emergency preparedness. The Land Use and Housing Elements call for the separation of residential and industrial uses.

Energy. Development resulting from the implementation of the General Plan will increase the city's long-term demand for energy by a small amount. In a regional context, Duarte uses a small amount of energy.

Human Health. Goals and policies in all General Plan elements emphasize the need to protect residents from the hazards associated with living in the urban environment.

CONTENTS
ORIGINAL ARTICLES
The Effect of the Diet on the Blood Sugar in the Normal Individual
The Effect of the Diet on the Blood Sugar in the Diabetic Individual
The Effect of the Diet on the Blood Sugar in the Obese Individual

ORIGINAL ARTICLES (Continued)

The Effect of the Diet on the Blood Sugar in the Normal Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Diabetic Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Obese Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Normal Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Diabetic Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Obese Individual (Continued)

The Effect of the Diet on the Blood Sugar in the Normal Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Diabetic Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Obese Individual (Continued)

The Effect of the Diet on the Blood Sugar in the Normal Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Diabetic Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Obese Individual (Continued)

The Effect of the Diet on the Blood Sugar in the Normal Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Diabetic Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Obese Individual (Continued)

The Effect of the Diet on the Blood Sugar in the Normal Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Diabetic Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Obese Individual (Continued)

The Effect of the Diet on the Blood Sugar in the Normal Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Diabetic Individual (Continued)
The Effect of the Diet on the Blood Sugar in the Obese Individual (Continued)

SECTION 5

ANALYSIS OF ALTERNATIVES

This section evaluates the potential impacts which would be anticipated to result from the implementation of the proposed land use plan alternative presently under construction. These impacts are then compared to the impacts which would result if development proceeded according to the existing General Plan and zoning ordinance. These development scenarios are then compared to the existing distribution of land use.

5.1 PROJECT ALTERNATIVES

The California Environmental Quality Act (CEQA) requires that EIRs contain a "no project alternative" which considers the impacts of maintaining the status quo. Recent court cases have provided further clarification concerning the no project alternative in that it must reflect existing conditions. In the case of a general plan EIR, the no project alternative is the existing distribution of land use. Table 2 summarizes existing land uses (no project alternative) which reflects the existing distribution of land use in the City of Duarte.

5.2 EXISTING ZONING ALTERNATIVE

Table 14 indicates the distribution of land use under the existing zoning ordinance. There are some inconsistencies between the adopted general plan and the zoning ordinance which will be corrected as part of the general plan update.

TABLE 14
EXISTING ZONING

	<u>Area in Acres</u>	<u>Percent</u>
Low Medium-Density	904	42.4
Medium-Density	97	4.5
High-Density	72	3.4
General Arterial	128	6.0
Community Shopping	30	1.4

TABLE 14 (continued)

Neighborhood Convenience	5	0.2
Administrative Professional	18	0.8
Industrial	131	6.1
Hospital	120	5.6
Public Facility	5	0.2
Schools	74	3.5
Recreation	61	2.9
Wilderness	0	0.0
Railroads	10	0.5
Streets and Highways	<u>478</u>	<u>22.4</u>
Total	2,133	100.0

Source: City of Duarte 1989.

5.3 EXISTING GENERAL PLAN ALTERNATIVE

The distribution of land uses provided for in the existing adopted general plan are summarized in Table 14. The potential development possible differs from that which could be achieved under the zoning ordinance due to inconsistencies which are being resolved as part of the General Plan update.

5.4 POTENTIAL HOUSING AND POPULATION

The potential residential development possible under the existing zoning ordinance, proposed General Plan, and existing General Plan are summarized in Table 15. Under the proposed land use plan, the city's housing stock could increase by 3,215 units over the existing number under theoretical buildout (100 percent built-out) as provided by the General Plan. Theoretical buildout is rarely achieved due to development constraints, underused properties which will never be developed to the maximum densities permitted under zoning, and other reasons. As a result, effective capacity, which is defined as 80 percent of theoretical capacity, is used to provide a realistic measure of development potential.

TABLE 15
HOUSING UNIT PROJECTIONS

<u>Land Use</u>	<u>Existing Uses</u>	<u>Existing General Plan</u>	<u>Existing Zoning</u>	<u>Draft General Plan</u>
Low-Density (single-family) ^a	4770	7,232	4,038	6,680
Medium-Density	629	1,239	1,922	2,310
High-Density	<u>1427</u>	<u>1,988</u>	<u>2,508</u>	<u>1,400</u>
Theoretical Capacity	6,826	10,459	8,468	10,390
Effective Capacity	6,103	8,367	8,031	2,311

a Includes low-density and very low-density land use designations.

Source: City of Duarte.
Michael Brandman Associates.

Examination of Table 15 reveals that the city has achieved effective development capacity under the existing General Plan and zoning ordinance which is compared to development possible under the proposed General Plan.

The potential population which could result from the implementation of the existing General Plan, zoning ordinance, and proposed plan is also summarized in Table 16. As indicated in the table, the city's population under a buildout scenario of the existing General Plan and zoning would be 31,391 and 25,777, respectively.

TABLE 16
HOUSING/POPULATION PROJECTIONS^a

<u>Land Use</u>	<u>Existing Uses</u>	<u>Existing General Plan</u>	<u>Existing Zoning</u>	<u>Draft General Plan</u>
Low-Density (single-family)	14,519	21,669	12,292	20,067
Medium-Density	1,915	3,721	5,851	6,939
High Density	<u>4,344</u>	<u>5,971</u>	<u>7,634</u>	<u>4,205</u>
	20,778 ^b	31,391	25,777	31,210

a Population projections assume an average household size of 3.004 persons per unit.

b Actual 1989 population is estimated to be 21,326 according to the Department of Finance.

SECTION 6

ANALYSIS OF LONG-TERM AND CUMULATIVE EFFECTS

6.1 RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

As indicated throughout this EIR, the proposed project will be implemented over a 15- to 20-year timeframe and all impacts are considered to be incremental and long-term rather than immediate. By identifying the potential impacts to the environment early in the planning process, the city and other responsible government agencies can anticipate the levels of impact and can take measures to reduce the impacts to acceptable levels.

The project allows for reasonable growth which may respond to regional pressures for increased housing and commercial opportunities. If the city subsequently finds that regional housing demand falls off, the plan may be amended to reduce the intensity of planned residential development in specific areas of the city.

6.2 ANY SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

As redevelopment and revitalization occurs throughout the city, building materials, and energy resources will be irretrievably committed to these long-term uses. Measures can be taken to conserve energy resources. In general, however, use of these resources will reduce long-term availability. The city should work with developers to conserve resources whenever possible. Goals and policies in the Open Space and Conservation Elements call for the conservation.

6.3 GROWTH-INDUCING EFFECTS

Adoption of the General Plan does not so much induce growth as it does to accommodate growth and to provide the mechanism to control it.

Implementation of the proposed General Plan will lead to an increase in the city's residential population and will lead to continued redevelopment and new types of growth in the industrial

and commercial sectors. Residential growth will increase the demand for city services. However, growth through redevelopment should augment the city's tax base and should provide adequate funds to finance necessary service increases. Also, new residential development will pay for needed services.

The environmental effects related to individual projects will need to be assessed when such projects are proposed. The city will impose conditions designed to reduce environmental effects.

6.4 CUMULATIVE IMPACTS

CEQA defines cumulative impacts as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts" (Section 15355). CEQA guidelines further note that the individual effects may result from an individual project, or the impacts may be related to implementation of a number of probable future projects.

Growth in Duarte, combined with anticipated growth throughout the Los Angeles region, will add to regional environmental problems. Growth forecasts prepared by SCAG indicate that the population of Los Angeles County will increase to 8,555,900 by the year 2000 and 10,231,200 by the year 2010. This represents a 0.5 percent average annual growth rate between 1984 and 2000. The EIR prepared for SCAG's growth policy forecast indicates that continued growth could result in widespread environmental impacts. In Los Angeles County, and the Duarte area in particular, the following issues could be impacted significantly by continued growth: water quality and quantity; air quality; transportation; wastewater treatment and disposal; and employment. Anticipated environmental impacts related to growth in the entire SCAG region are described in the "Draft Environmental Impact Report on SCAG 82 Growth Forecast Policy."

These concerns are regional issues which require regional solutions. A number of regional agencies (SCAQMD, Caltrans, SCAG) are responsible for coordinating efforts to mitigate regional environmental concerns. The SCAQMD has adopted a regional AQMP which outlines strategies to improve, or slow the degradation of, regional air quality. Caltrans and other transportation agencies continually work to mitigate traffic concerns. State and local agencies have established plans and programs designed to improve domestic water quality and ensure adequate water supplies, and to manage domestic and hazardous industrial waste material.

As indicated in this EIR, the goals and policies contained in the Duarte General Plan call for the city to participate in regional resource conservation and other environmental programs. Implementation of the goals and policies, as outlined in the General Plan, will help mitigate the anticipated cumulative environmental effects.

The first part of the report is a general introduction to the subject of the study. It discusses the importance of the study and the objectives of the research. The second part of the report is a detailed description of the methodology used in the study. This includes a discussion of the data sources, the sampling method, and the statistical techniques used to analyze the data.

The third part of the report is a discussion of the results of the study. This includes a description of the findings and a comparison of the results with the objectives of the study. The fourth part of the report is a conclusion and a discussion of the implications of the study. This includes a summary of the main findings and a discussion of the limitations of the study.

The fifth part of the report is a list of references. This includes a list of all the sources of information used in the study. The sixth part of the report is an appendix. This includes a list of all the data and other materials used in the study. The seventh part of the report is a list of figures. This includes a list of all the charts and graphs used in the study.

The eighth part of the report is a list of tables. This includes a list of all the tables used in the study. The ninth part of the report is a list of footnotes. This includes a list of all the footnotes used in the study. The tenth part of the report is a list of endnotes. This includes a list of all the endnotes used in the study.

The eleventh part of the report is a list of appendices. This includes a list of all the appendices used in the study. The twelfth part of the report is a list of figures. This includes a list of all the figures used in the study. The thirteenth part of the report is a list of tables. This includes a list of all the tables used in the study.

The fourteenth part of the report is a list of footnotes. This includes a list of all the footnotes used in the study. The fifteenth part of the report is a list of endnotes. This includes a list of all the endnotes used in the study. The sixteenth part of the report is a list of appendices. This includes a list of all the appendices used in the study.

The seventeenth part of the report is a list of figures. This includes a list of all the figures used in the study. The eighteenth part of the report is a list of tables. This includes a list of all the tables used in the study. The nineteenth part of the report is a list of footnotes. This includes a list of all the footnotes used in the study.

The twentieth part of the report is a list of endnotes. This includes a list of all the endnotes used in the study. The twenty-first part of the report is a list of appendices. This includes a list of all the appendices used in the study. The twenty-second part of the report is a list of figures. This includes a list of all the figures used in the study.

SECTION 7
REFERENCES

7.1 PREPARERS OF THE EIR

Michael Brandman Associates, Inc.	Thomas E. Smith, Jr., AICP
606 South Olive Street, Suite 600	Principal-in-Charge
Los Angeles, California 90014	Frank B. Wein, AICP, Project Director
(213) 622-4443	Marc Blodgett, Senior Project Manager
	Curtis Zacuto, Project Planner
	Charlene Kortgard, Word Processing

7.2 REFERENCES

- California Environmental Quality Act (CEQA) Law and Guidelines. 1987. State of California Office of Planning and Research.
- Environmental Protection Agency. October 1980. AP-42 Compilation of Air Pollutant Emission Factor, Third Edition (including Supplements 7-11).
- National Oceanic and Atmospheric Administration. 1985. Climatological Data Annual Summary, Vol. 89, No. 13.
- South Coast Air Quality Management District. 1988. California Air Quality Data.
- South Coast Air Quality Management District. 1978. Air Quality Handbook for Environmental Impact Reports.
- State of California Air Resources Board. March 1983. Air Quality Analysis Tools.
- U.S. Department of Transportation. December 1978. FHWA Highway Traffic Noise Prediction Model.
- U.S. Department of Transportation. April 1985. Guidelines for the Prevention of Traffic Noise Problems.

1. The first part of the report is a general introduction to the project.

2. The second part of the report is a detailed description of the methodology used in the study.

3. The third part of the report is a discussion of the results of the study.

4. The fourth part of the report is a conclusion and recommendations.

5. The fifth part of the report is a list of references.

6. The sixth part of the report is a list of appendices.

7. The seventh part of the report is a list of figures and tables.

8. The eighth part of the report is a list of abbreviations.

9. The ninth part of the report is a list of symbols.

10. The tenth part of the report is a list of footnotes.

11. The eleventh part of the report is a list of endnotes.

12. The twelfth part of the report is a list of errata.

13. The thirteenth part of the report is a list of acknowledgments.

14. The fourteenth part of the report is a list of dedications.

15. The fifteenth part of the report is a list of prefaces.

16. The sixteenth part of the report is a list of afterwords.

17. The seventeenth part of the report is a list of indexes.

18. The eighteenth part of the report is a list of glosses.

Appendices

1. The first part of the report is a summary of the findings of the study.

2. The second part of the report is a detailed description of the methodology used in the study.

3. The third part of the report is a discussion of the results of the study, including a comparison of the findings with those of previous studies. The fourth part of the report is a conclusion, which summarizes the main findings of the study and discusses the implications of the results. The fifth part of the report is a list of references, which includes all the sources used in the study.

4. The sixth part of the report is a list of appendices, which includes all the supplementary material used in the study.

5. The seventh part of the report is a list of figures, which includes all the charts and graphs used in the study. The eighth part of the report is a list of tables, which includes all the tables used in the study. The ninth part of the report is a list of abbreviations, which includes all the abbreviations used in the study. The tenth part of the report is a list of symbols, which includes all the symbols used in the study.

Appendix A

PLANNING AREA 1

LOCATION: Southeast corner of Huntington Drive and Mountain Avenue

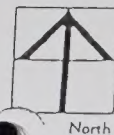
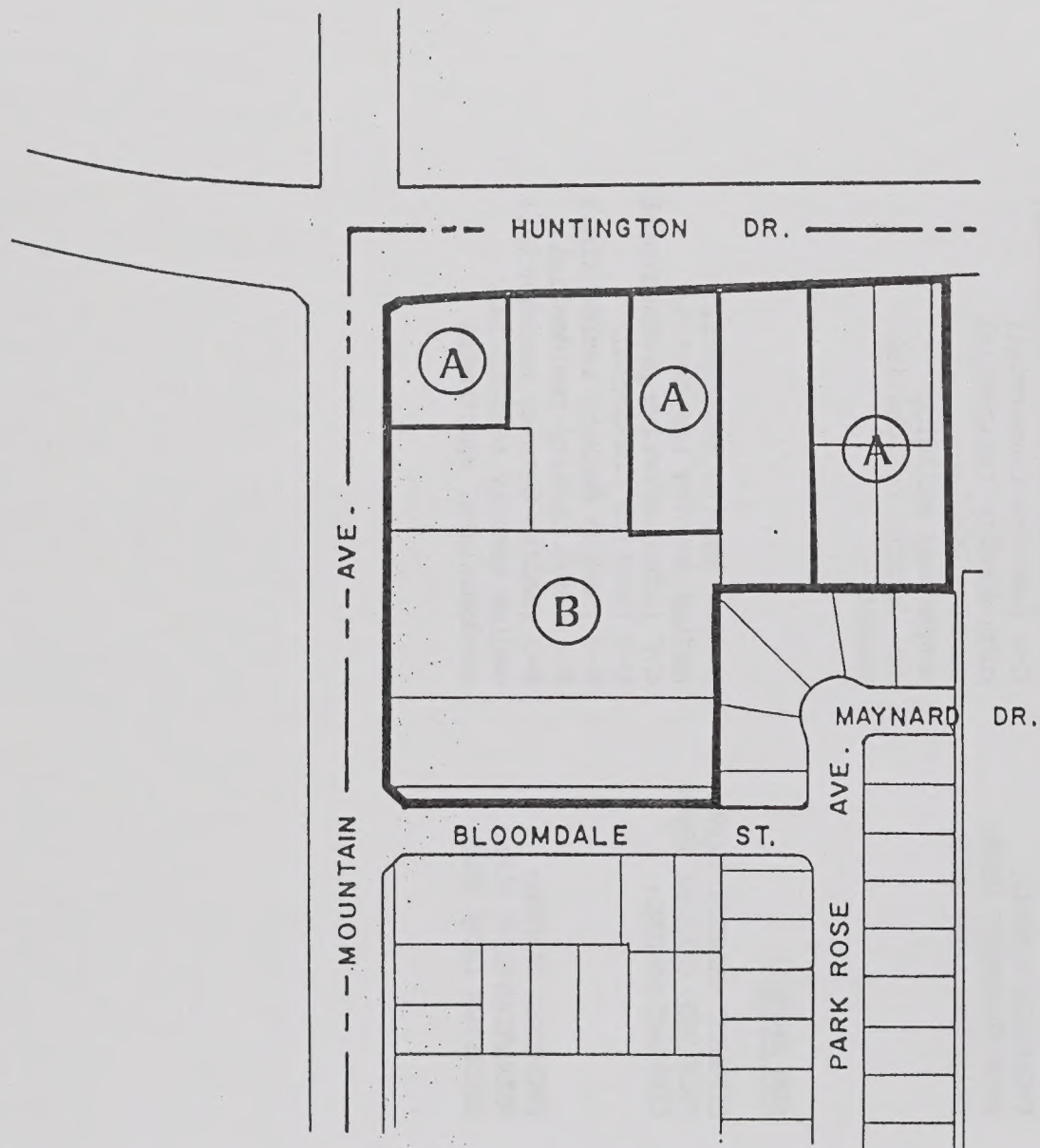
SUB AREA A

CURRENT GENERAL PLAN:	high density residential
PROPOSED GENERAL PLAN:	general commercial
	medium density residential
CURRENT ZONING:	C-4 (service commercial)
	R-3 (medium density residential)
PROPOSED ZONING:	C-4 (service commercial)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USES:	service station
	commercial building
	low density residential
	vacant

SUB AREA B

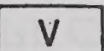
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PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	C-P (administrative professional)
	C-4 (service commercial)
	R-3 (medium density residential)
	R-4 (high density residential)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	medium density residential
EXISTING LAND USES:	condominiums, apartments

PLANNING AREA 1



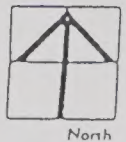
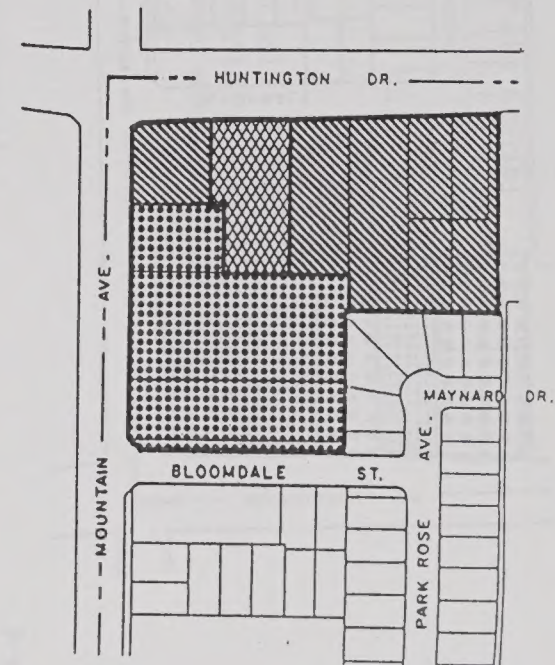
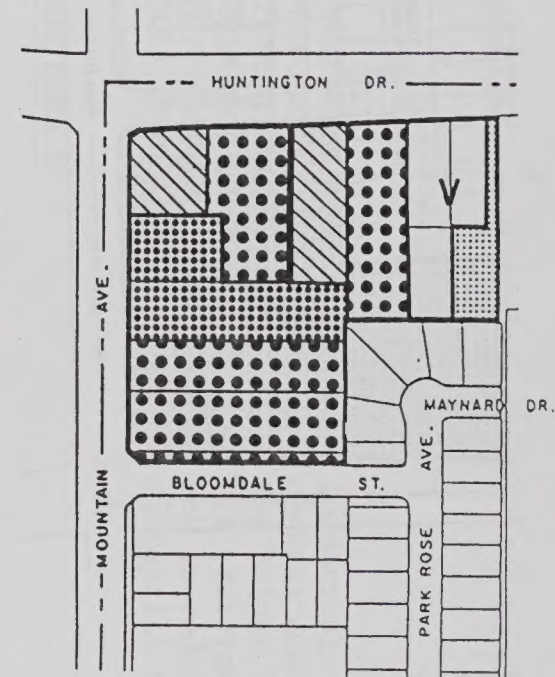
PLANNING AREA 1.

EXISTING LAND USE

	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	COMMERCIAL
	VACANT

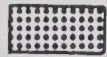
EXISTING ZONING

	R-3 MEDIUM DENSITY RESIDENTIAL
	C-4 SERVICE COMMERCIAL
	C-P ADMINISTRATIVE PROFESSIONAL



PLANNING AREA 1

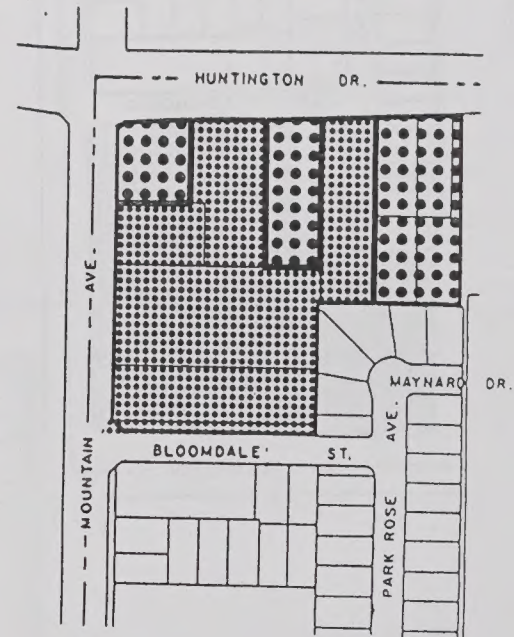
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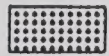
MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



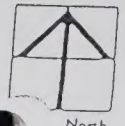
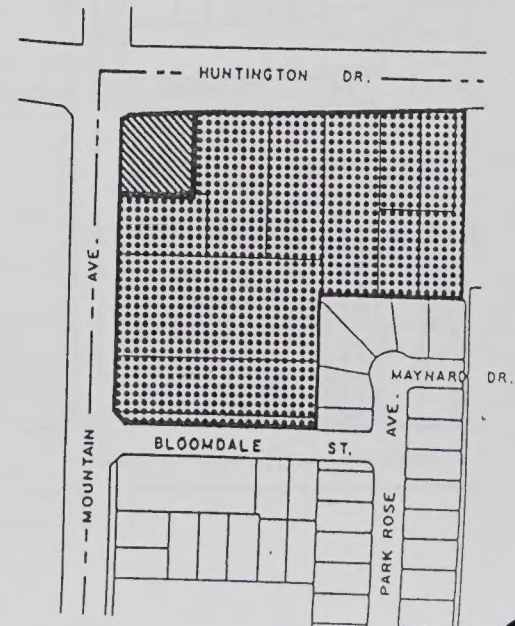
PROPOSED GENERAL PLAN



MEDIUM DENSITY RESIDENTIAL



GENERAL COMMERCIAL



PLANNING AREA 2

LOCATION: Bloomdale Street/1400 block Mountain Avenue

SUB AREA A

CURRENT GENERAL PLAN:	industrial
PROPOSED GENERAL PLAN:	general commercial
CURRENT ZONING:	M-1 (light industrial)
PROPOSED ZONING:	C-4 (service commercial)
REDEVELOPMENT PLAN:	not in redevelopment area
EXISTING LAND USE:	industrial building

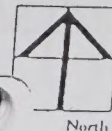
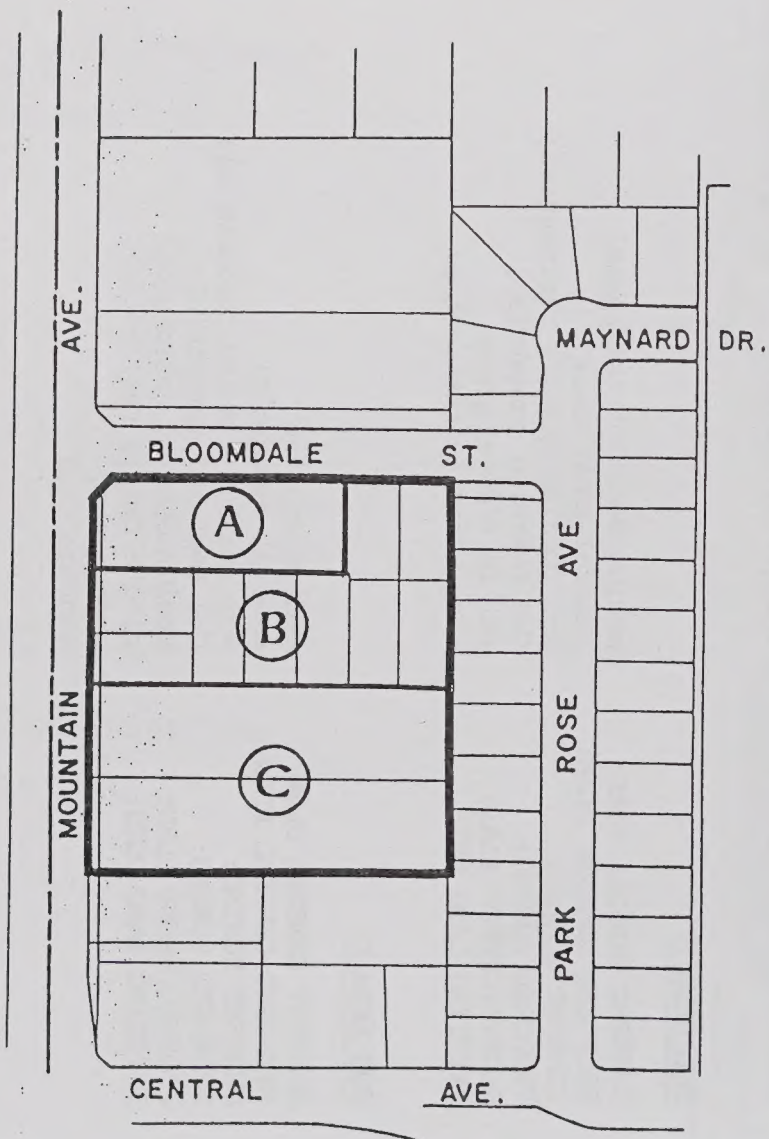
SUB AREA B

CURRENT GENERAL PLAN:	medium density residential
PROPOSED GENERAL PLAN:	general commercial
CURRENT ZONING:	R-3 (medium density residential)
PROPOSED ZONING:	C-4 (service commercial)
REDEVELOPMENT PLAN:	not in redevelopment
EXISTING LAND USE:	single family residential

SUB AREA C

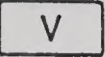
CURRENT GENERAL PLAN:	medium density
PROPOSED GENERAL PLAN:	general commercial
CURRENT ZONING:	R-3 (medium density residential)
PROPOSED ZONING:	C-4 (service commercial)
REDEVELOPMENT PLAN:	medium density residential
EXISTING LAND USES:	single family residential, apartments, storage yard

PLANNING AREA 2

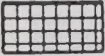


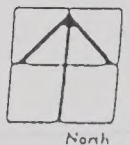
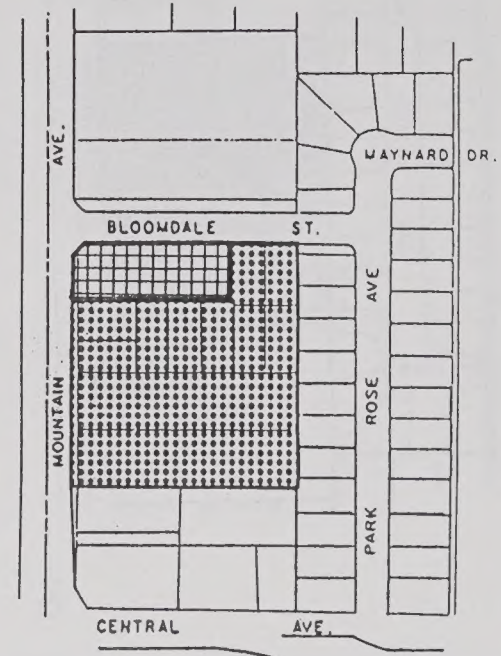
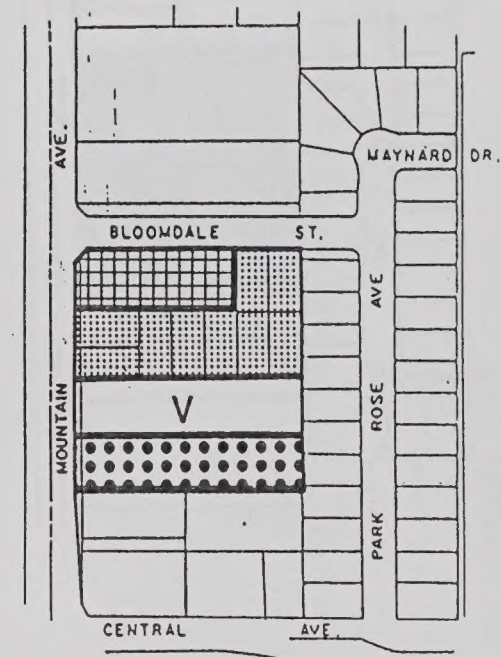
PLANNING AREA 2

EXISTING LAND USE

	LOW DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	INDUSTRIAL
	VACANT

EXISTING ZONING

	R-3 MEDIUM DENSITY RESIDENTIAL
	M-1 LIGHT MANUFACTURING



PLANNING AREA 2

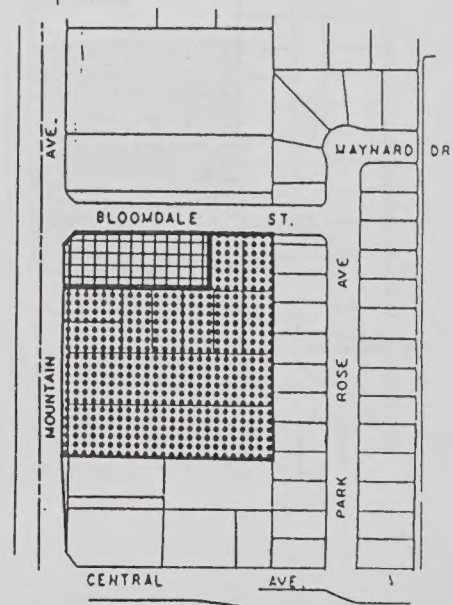
EXISTING GENERAL PLAN



MEDIUM DENSITY RESIDENTIAL



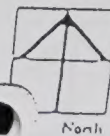
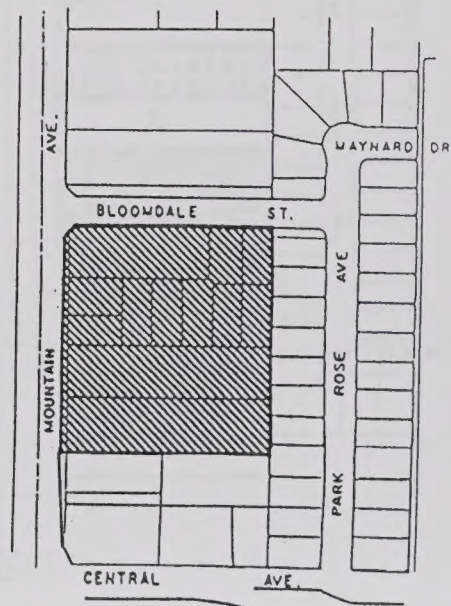
INDUSTRIAL



PROPOSED GENERAL PLAN



GENERAL COMMERCIAL



PLANNING AREA 3

LOCATION: 1202 - 1210 Huntington Drive
1301 - 1319 Buena Vista Street

SUB AREA A

CURRENT GENERAL PLAN:	administrative professional
PROPOSED GENERAL PLAN:	general commercial
CURRENT ZONING:	C-P (administrative professional)
PROPOSED ZONING:	C-4 (service commercial)
REDEVELOPMENT PLAN:	administrative professional
EXISTING LAND USE:	general commercial fast food restaurant motel

SUB AREA B

CURRENT GENERAL PLAN:	administrative professional
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	C-P (administrative professional)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	not in redevelopment area
EXISTING LAND USE:	apartment building

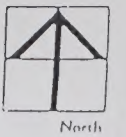
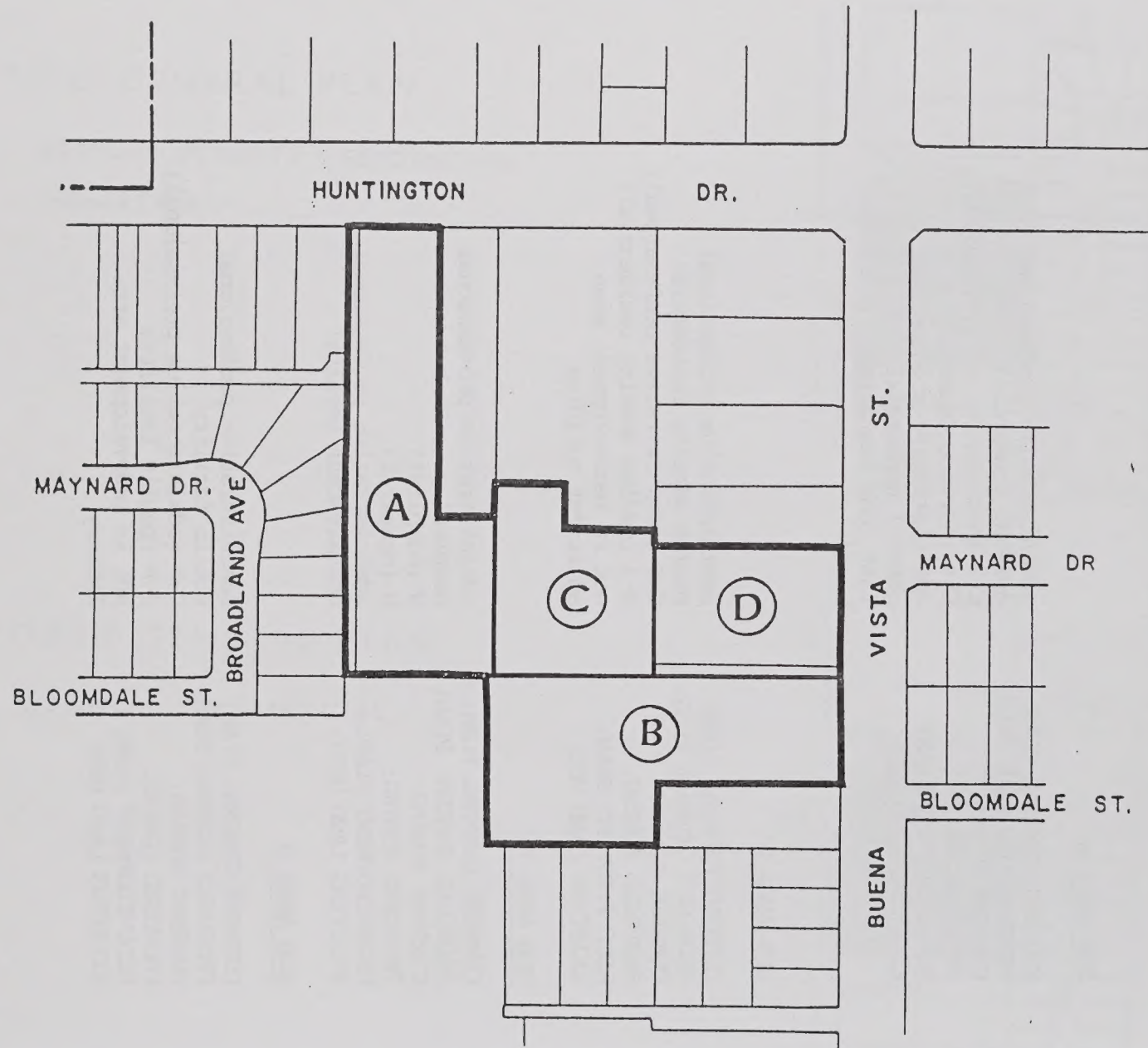
SUB AREA C

CURRENT GENERAL PLAN:	administrative professional
PROPOSED GENERAL PLAN:	hospital
CURRENT ZONING:	H (hospital)
PROPOSED ZONING:	H (hospital)
REDEVELOPMENT PLAN:	administrative professional
EXISTING LAND USE:	convalescent hospital

SUB AREA D

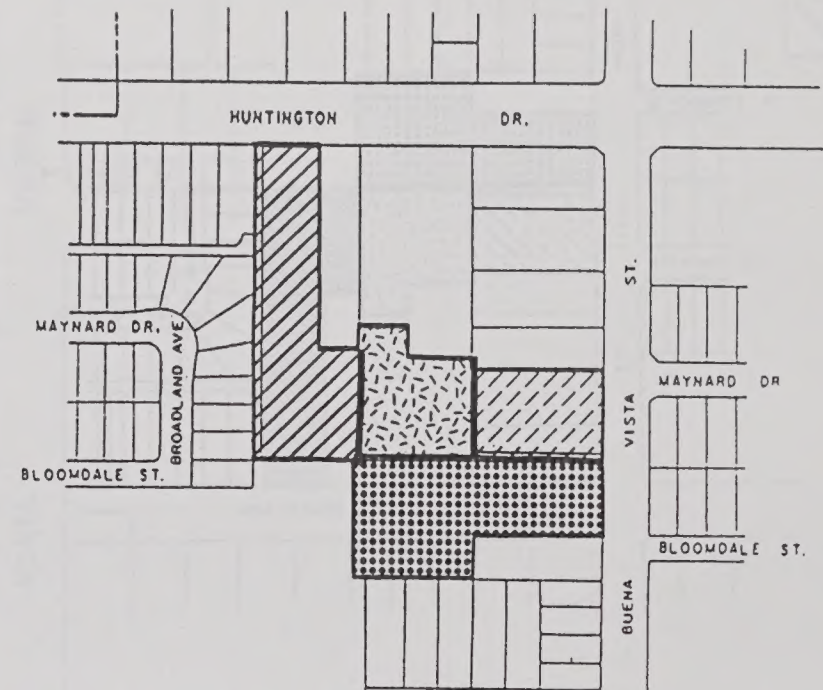
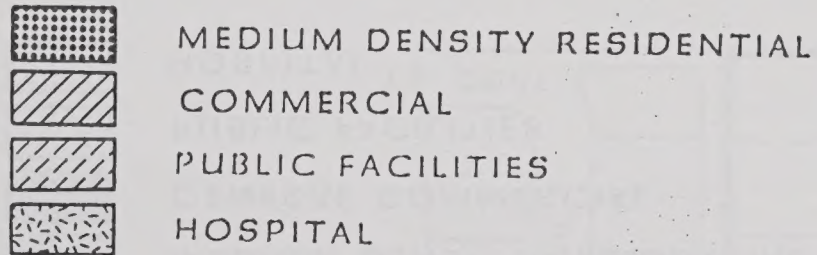
CURRENT GENERAL PLAN:	administrative professional
PROPOSED GENERAL PLAN:	public facility
CURRENT ZONING:	C-P (administrative professional)
PROPOSED ZONING:	P-F (public facility)
REDEVELOPMENT PLAN:	not in redevelopment area
EXISTING LAND USE:	library

PLANNING AREA 3

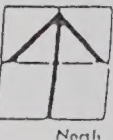
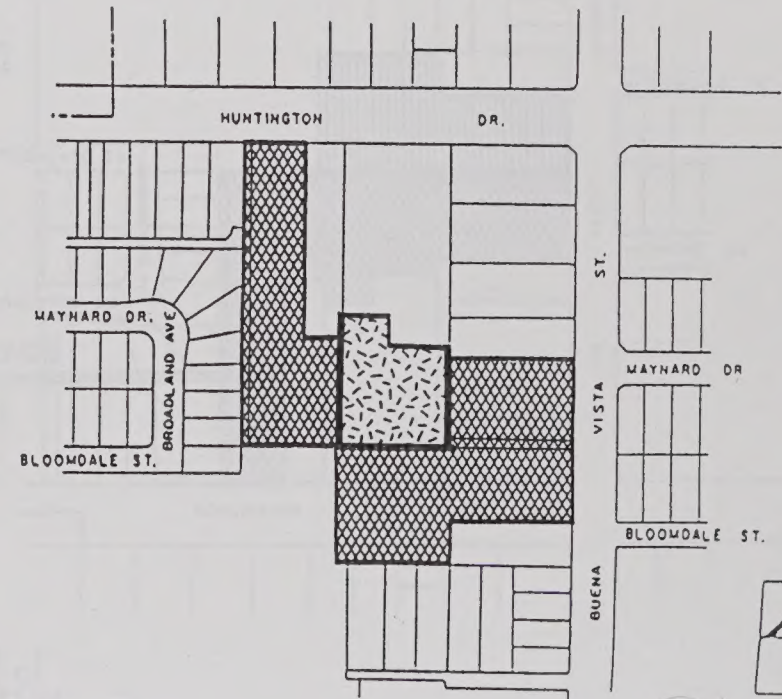
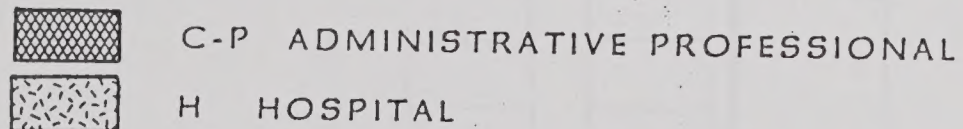


PLANNING AREA 3

EXISTING LAND USE



EXISTING ZONING



PLANNING AREA 3

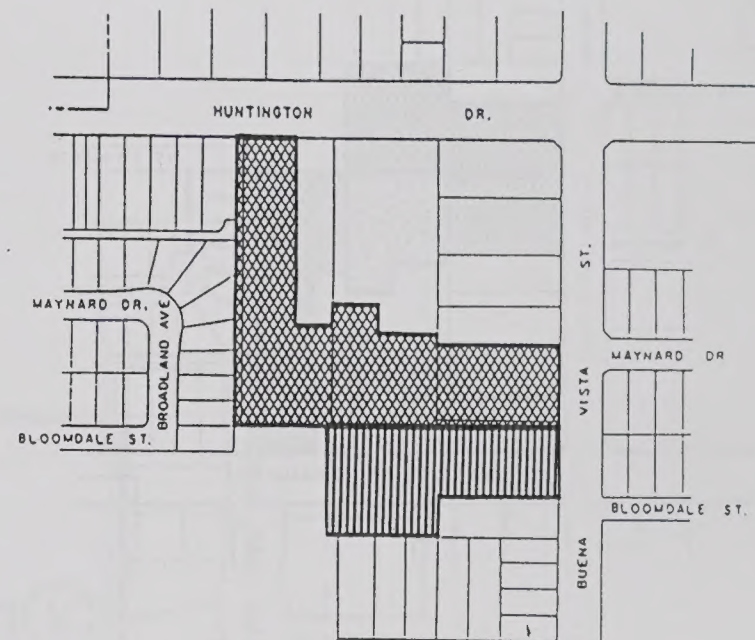
EXISTING GENERAL PLAN



ADMINISTRATIVE PROFESSIONAL



GENERAL ARTERIAL



PROPOSED GENERAL PLAN



MEDIUM DENSITY RESIDENTIAL



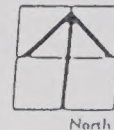
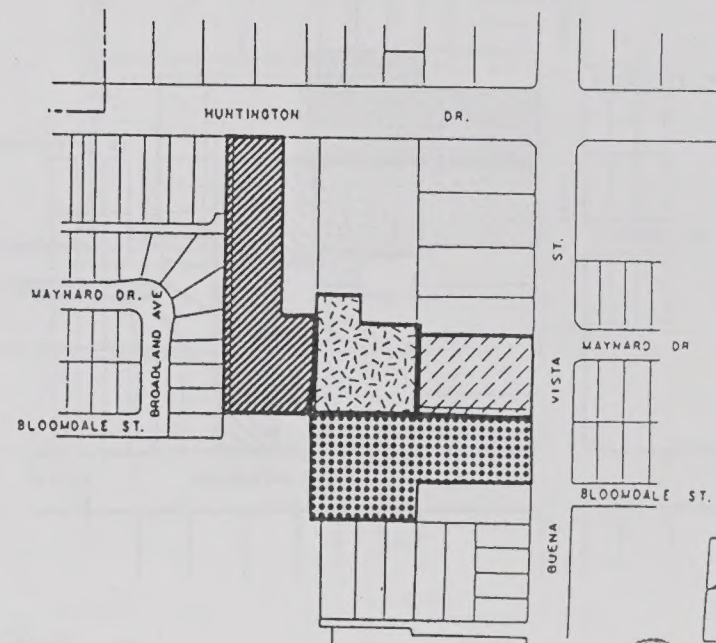
GENERAL COMMERCIAL



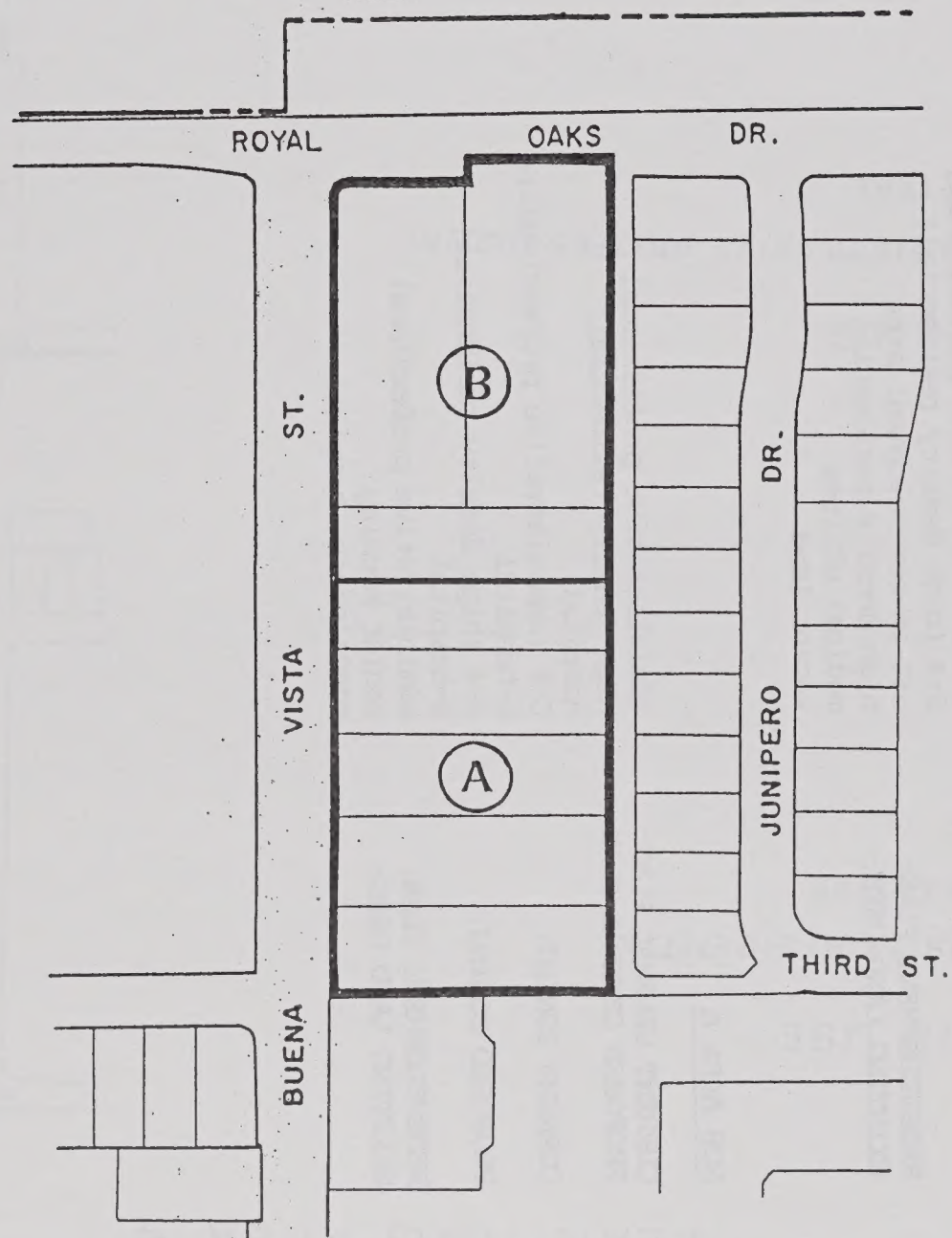
PUBLIC FACILITIES



HOSPITAL



PLANNING AREA 4.



North

PLANNING AREA 4

LOCATION: East side of Buena Vista Street south of Royal Oaks Drive

SUB AREA A

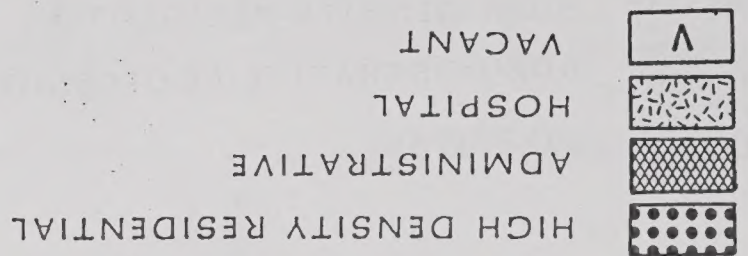
CURRENT GENERAL PLAN:	administrative professional
PROPOSED GENERAL PLAN:	administrative professional/ high density residential
CURRENT ZONING:	H (hospital)
PROPOSED ZONING:	C-P (administrative professional) C-P (administrative professional) R-4 (high density residential)
REDEVELOPMENT PLAN:	not in redevelopment area
EXISTING LAND USES:	high density residential medical offices vacant land

SUB AREA B

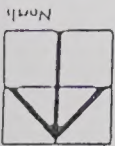
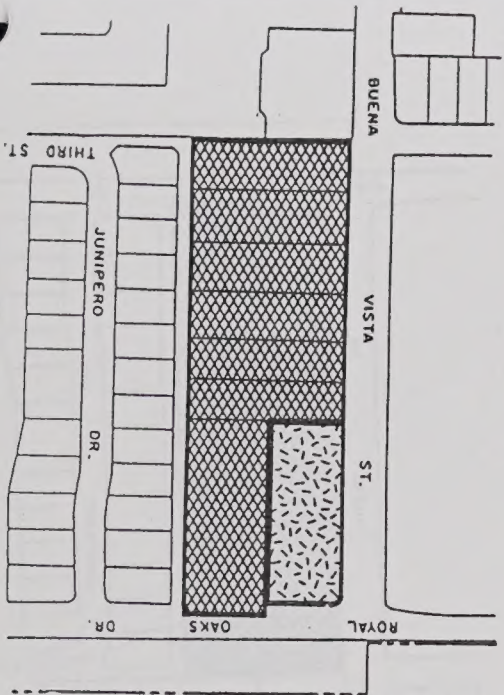
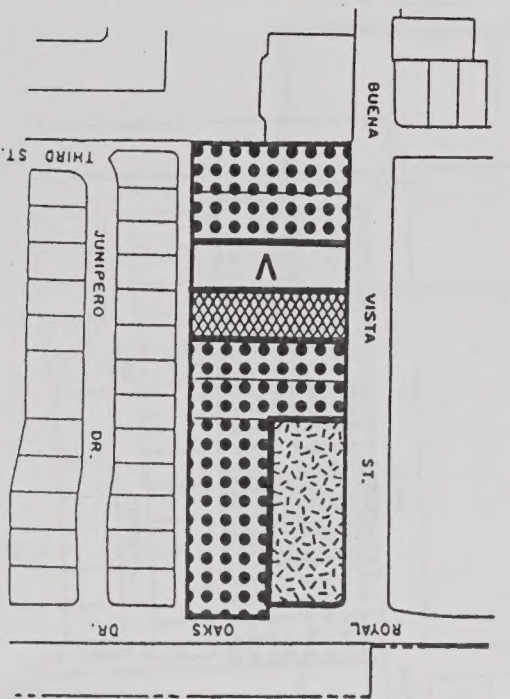
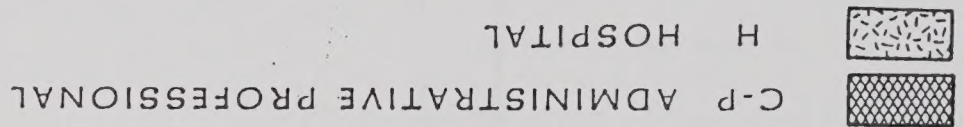
CURRENT GENERAL PLAN:	administrative professional
PROPOSED GENERAL PLAN:	high density residential/ hospital
CURRENT ZONING:	C-P (administrative professional)/ H-hospital
PROPOSED ZONING:	R-4 (high density residential) H-hospital
REDEVELOPMENT PLAN:	administrative professional
EXISTING LAND USES:	senior housing convalescent hospital

PLANNING AREA 4

EXISTING LAND USE



EXISTING ZONING

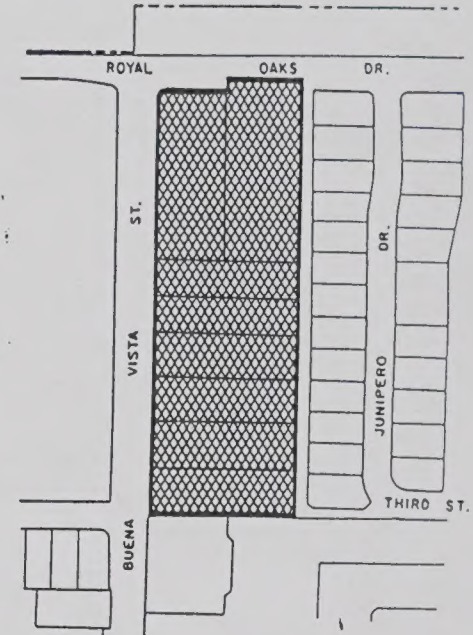


PLANNING AREA 4.

EXISTING GENERAL PLAN



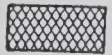
ADMINISTRATIVE PROFESSIONAL



PROPOSED GENERAL PLAN



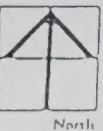
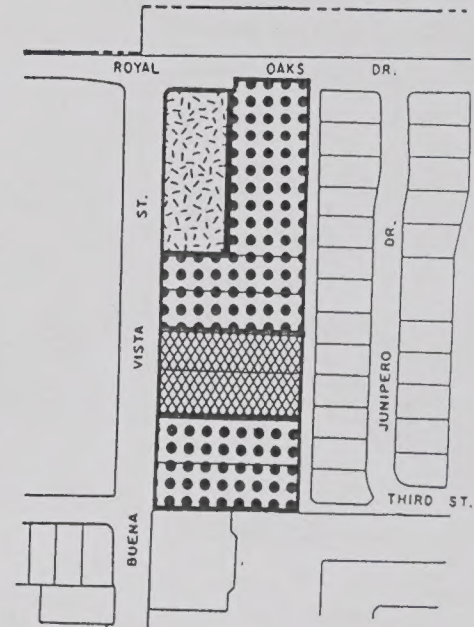
HIGH DENSITY RESIDENTIAL



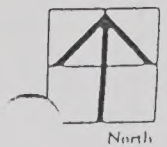
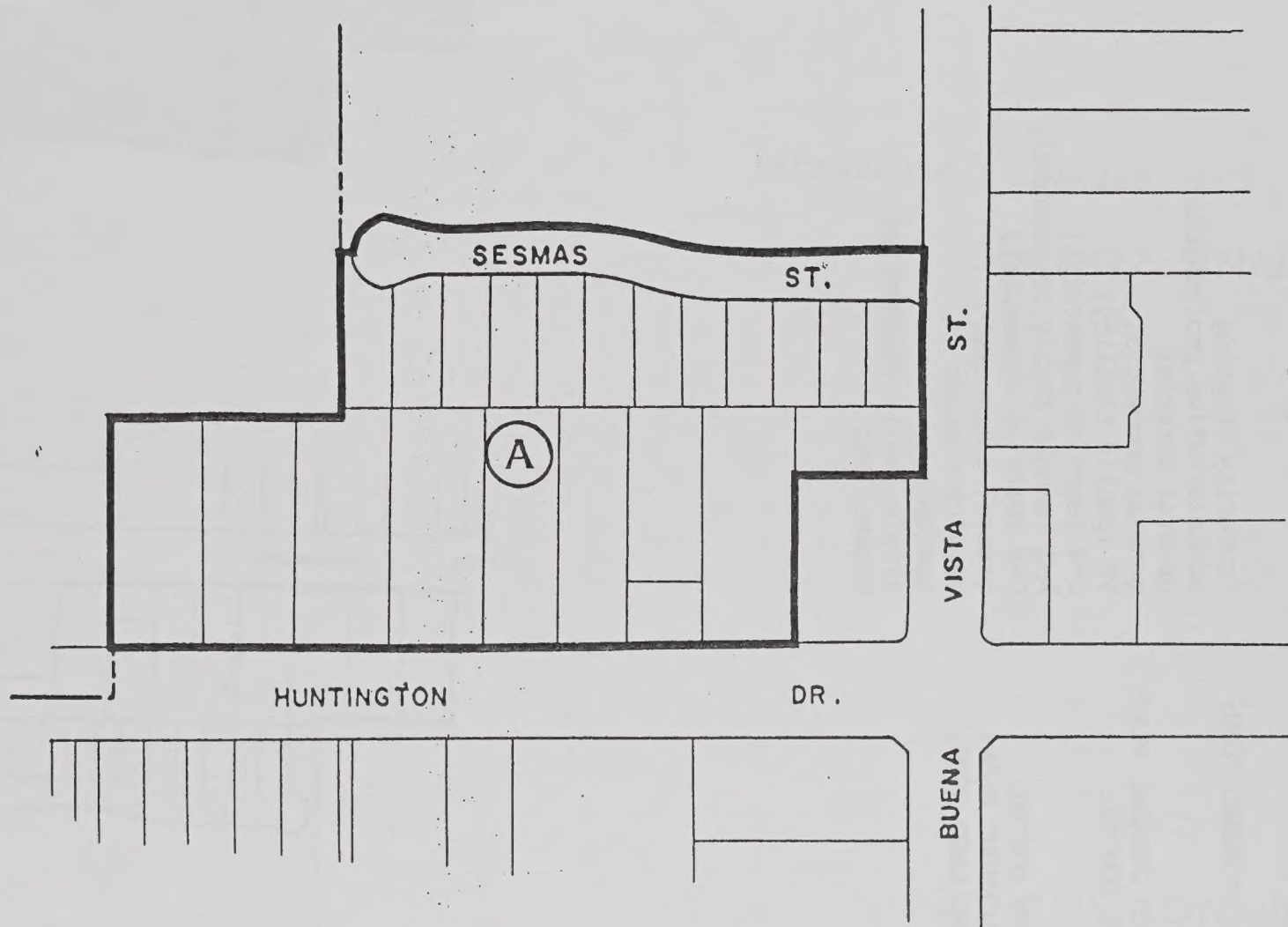
ADMINISTRATIVE PROFESSIONAL



HOSPITAL



PLANNING AREA 5



PLANNING AREA 5

LOCATION: Northwest corner of Buena Vista and Huntington Drive

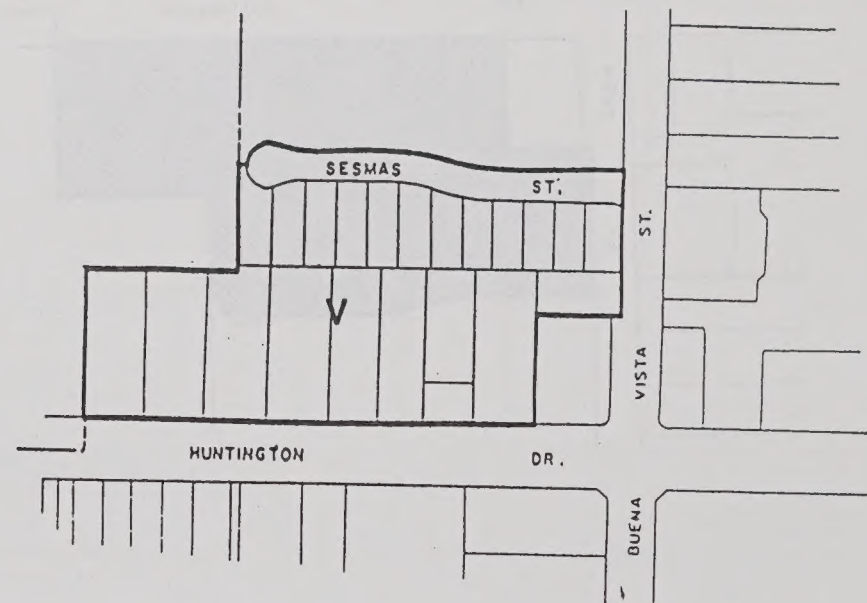
SUB AREA A

CURRENT GENERAL PLAN:	Community shopping administrative professional general arterial
PROPOSED GENERAL PLAN:	general commercial
CURRENT ZONING:	PF (public facility) C-4 (service commercial) R-1 (single family residential)
PROPOSED ZONING:	C-4 (service commercial)
REDEVELOPMENT PLAN:	general commercial
EXISTING LAND USES:	service station apartments single family residential vacant land

PLANNING AREA 5

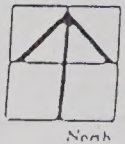
EXISTING LAND USE

V VACANT



EXISTING ZONING

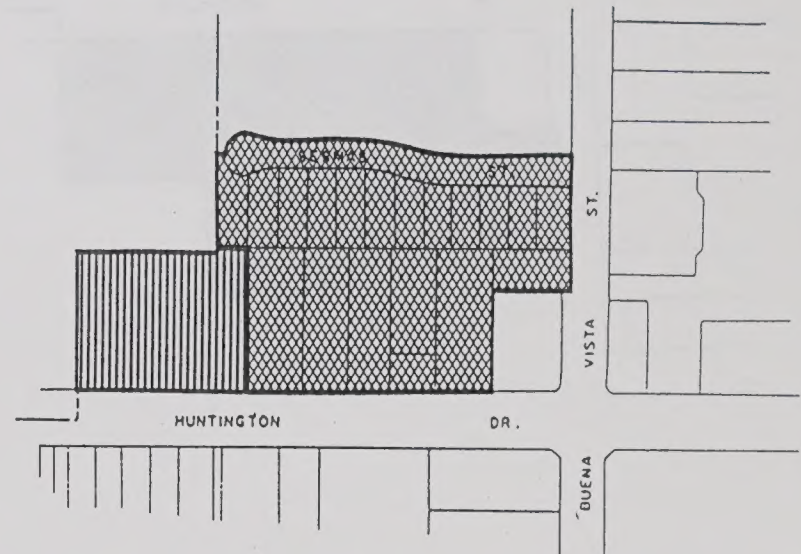
 C-4 SERVICE COMMERCIAL



PLANNING AREA 5

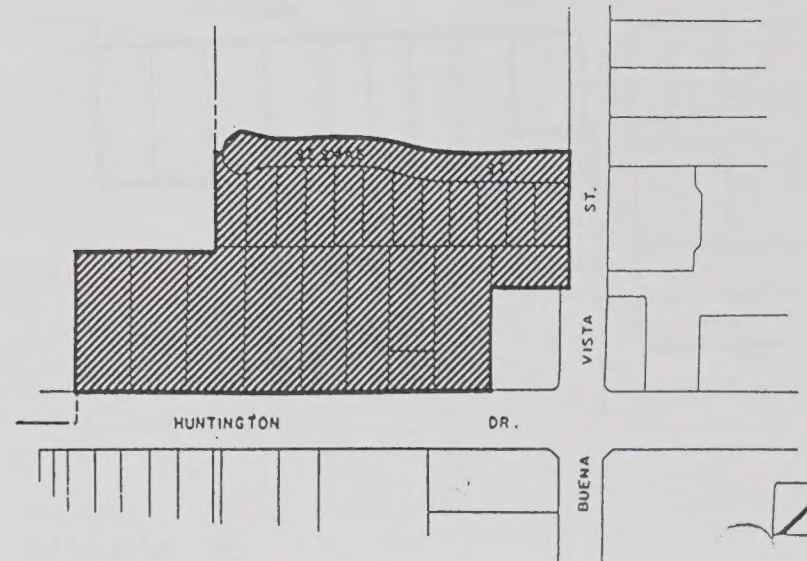
EXISTING GENERAL PLAN

-  ADMINISTRATIVE PROFESSIONAL
-  GENERAL ARTERIAL



PROPOSED GENERAL PLAN

-  GENERAL COMMERCIAL



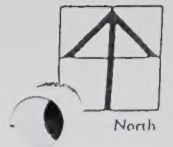
PLANNING AREA 6

LOCATION: Northeast corner of Huntington Drive and Cotter Avenue

SUB AREA A

CURRENT GENERAL PLAN:	general arterial
	high density residential
PROPOSED GENERAL PLAN:	general commercial
CURRENT ZONING:	C-4 (service commercial)
PROPOSED ZONING:	C-4 (service commercial)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USES:	motel
	commercial building

PLANNING AREA 6

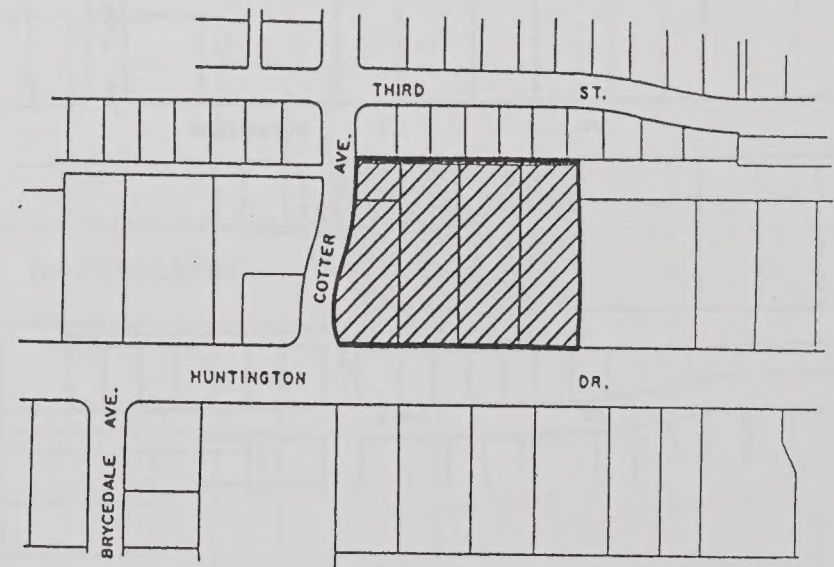


PLANNING AREA 6

EXISTING LAND USE



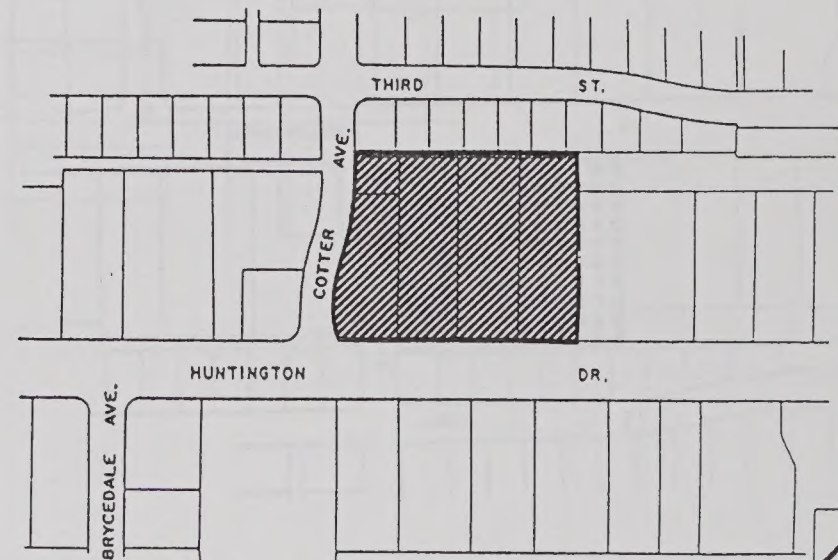
COMMERCIAL



EXISTING ZONING



C-4 SERVICE COMMERCIAL



North

PLANNING AREA 6

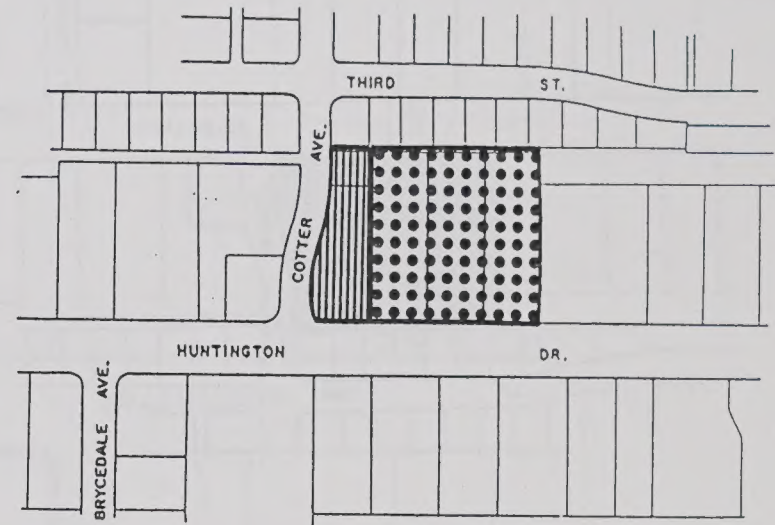
EXISTING GENERAL PLAN



HIGH DENSITY RESIDENTIAL



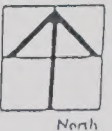
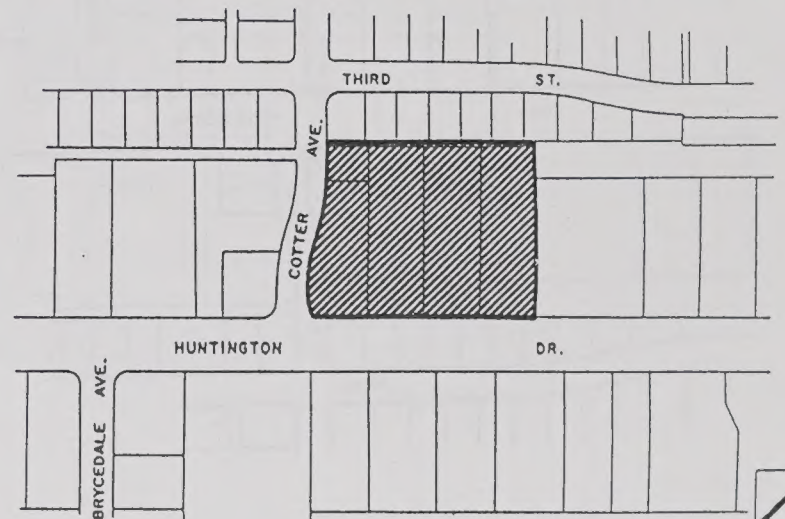
GENERAL ARTERIAL



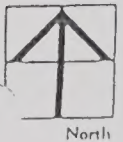
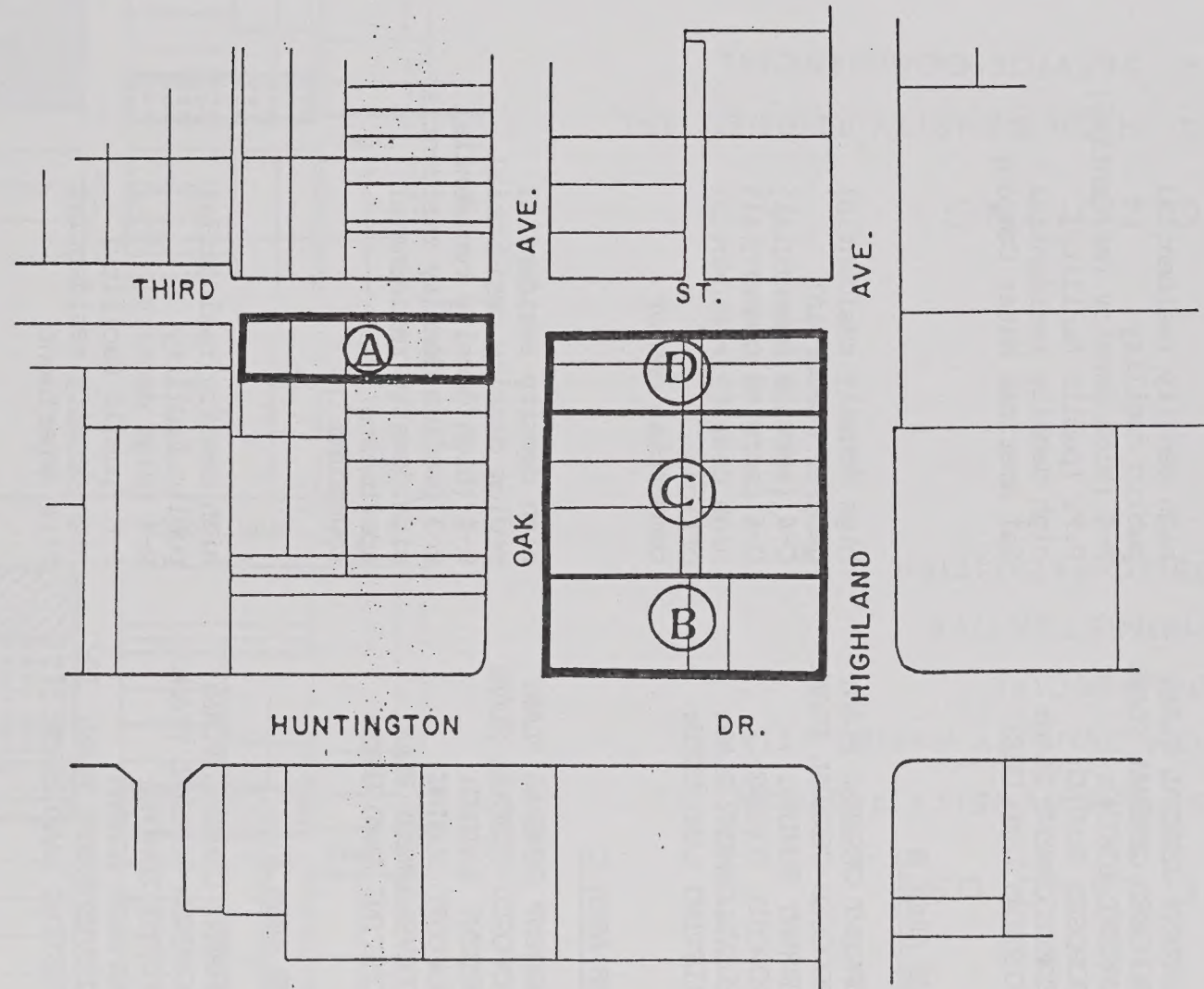
PROPOSED GENERAL PLAN



GENERAL COMMERCIAL



PLANNING AREA 7



PLANNING AREA 7

LOCATION: Southwest corner of Oak Avenue and Third Street;
Northwest block of Huntington Drive and Highland Avenue

SUB AREA A

CURRENT GENERAL PLAN:	high density residential
PROPOSED GENERAL PLAN:	public facility
CURRENT ZONING:	R-4 (high density residential)
PROPOSED ZONING:	P.F. (public facility)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USE:	Cal American Water Company

SUB AREA B

CURRENT GENERAL PLAN:	high density residential
PROPOSED GENERAL PLAN:	general commercial
CURRENT ZONING:	C-4 (service commercial)
PROPOSED ZONING:	C-4 (service commercial)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USES:	offices commercial center

SUB AREA C

CURRENT GENERAL PLAN:	high density residential
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	R-4 (high density residential)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USES:	apartments townhomes

SUB AREA D

CURRENT GENERAL PLAN:	high density residential
PROPOSED GENERAL PLAN:	public facility
CURRENT ZONING:	R-4 (high density)
PROPOSED ZONING:	P-F (public facility)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USES:	fire department

PLANNING AREA 7

EXISTING LAND USE



MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



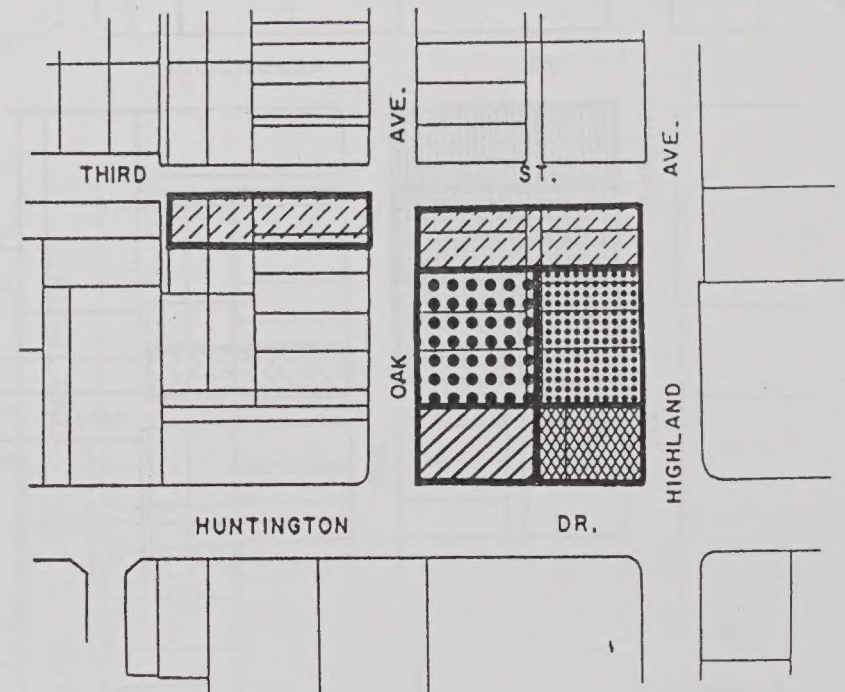
COMMERCIAL



ADMINISTRATIVE



PUBLIC FACILITIES



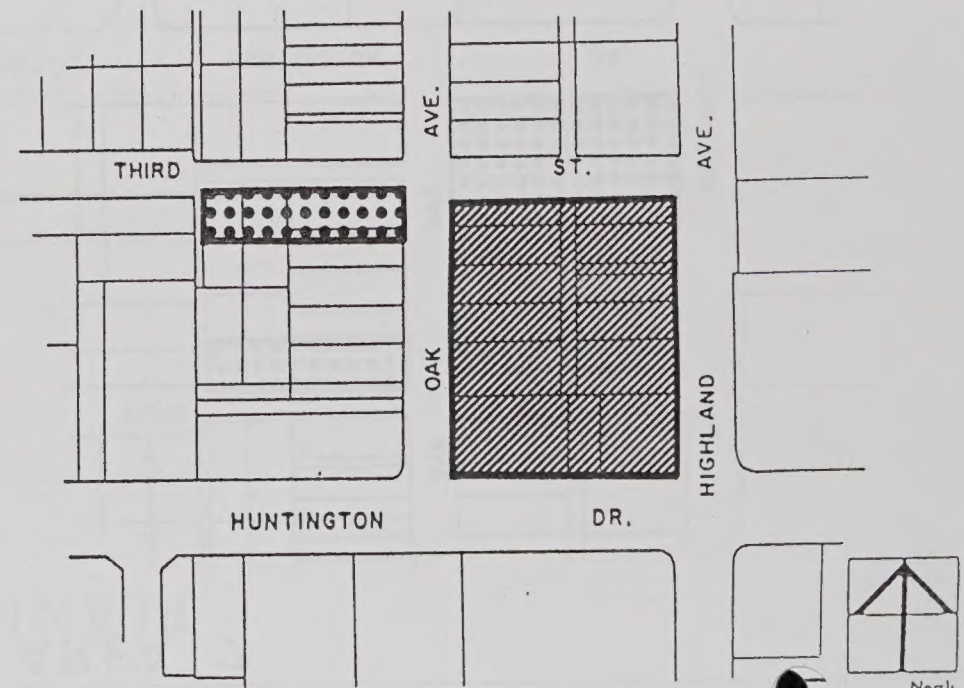
EXISTING ZONING



R-4 HIGH DENSITY RESIDENTIAL



C-4 SERVICE COMMERCIAL



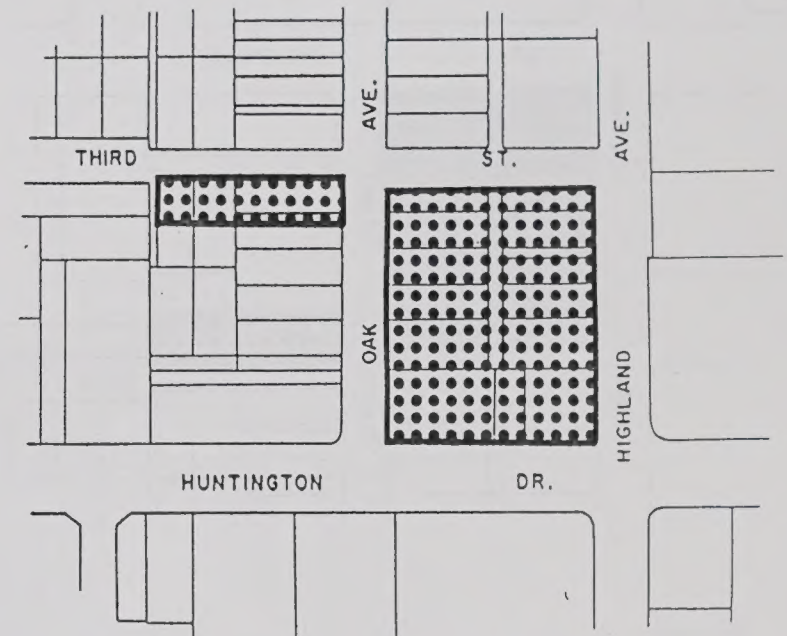
North

PLANNING AREA 7.

EXISTING GENERAL PLAN



HIGH DENSITY RESIDENTIAL



PROPOSED GENERAL PLAN



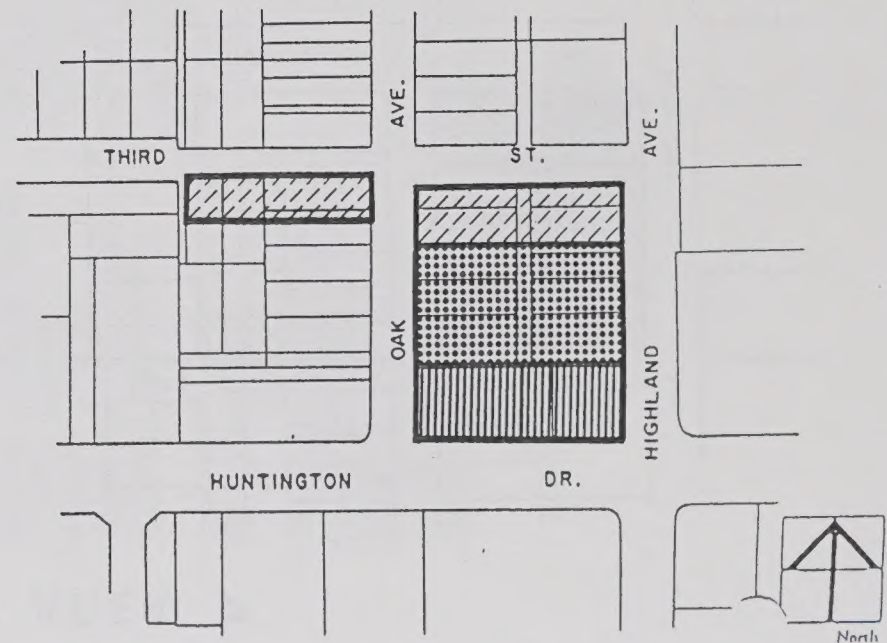
MEDIUM DENSITY RESIDENTIAL



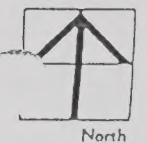
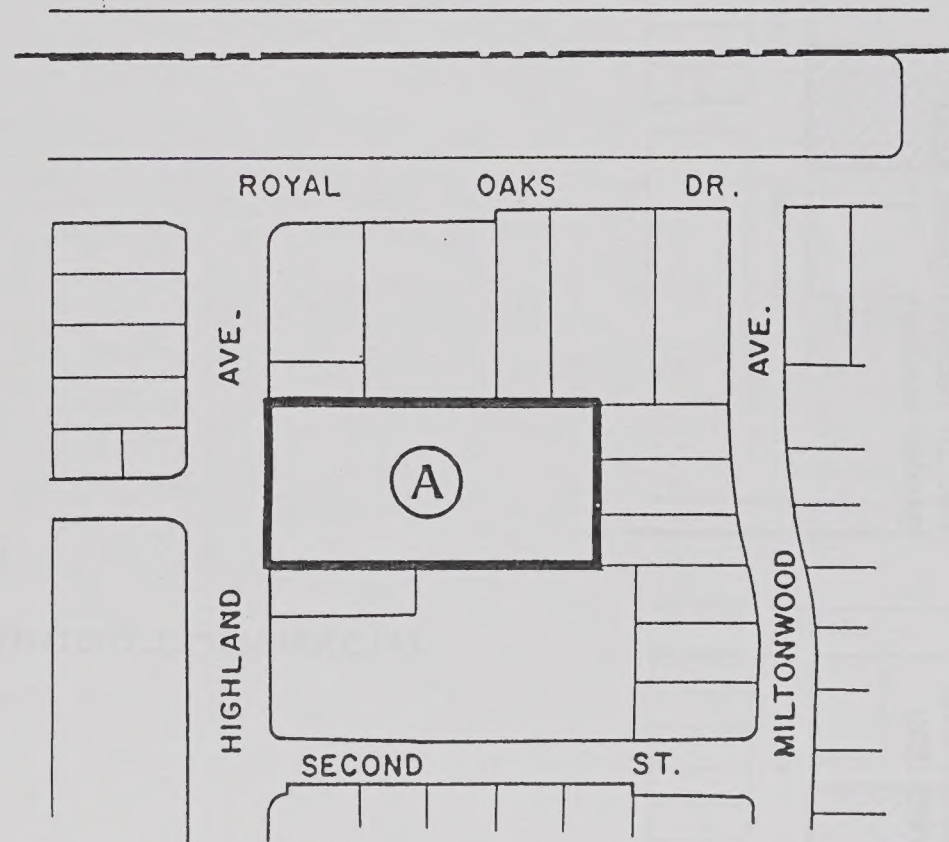
GENERAL COMMERCIAL



PUBLIC FACILITIES



PLANNING AREA 8.



PLANNING AREA 8

LOCATION: 820 Highland Avenue

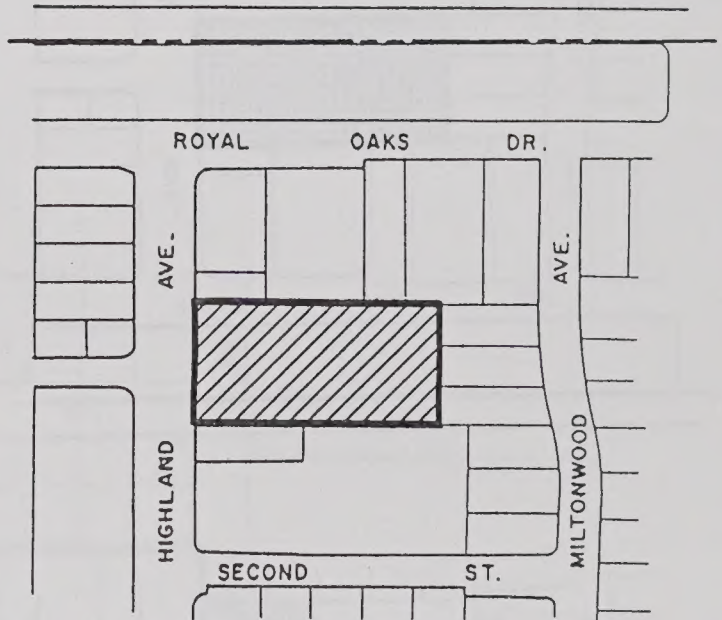
SUB AREA A

CURRENT GENERAL PLAN:	neighborhood commercial
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	C-1 (neighborhood commercial)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	not in redevelopment area
EXISTING LAND USE:	garden nursery

PLANNING AREA 8

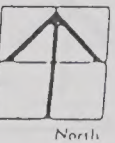
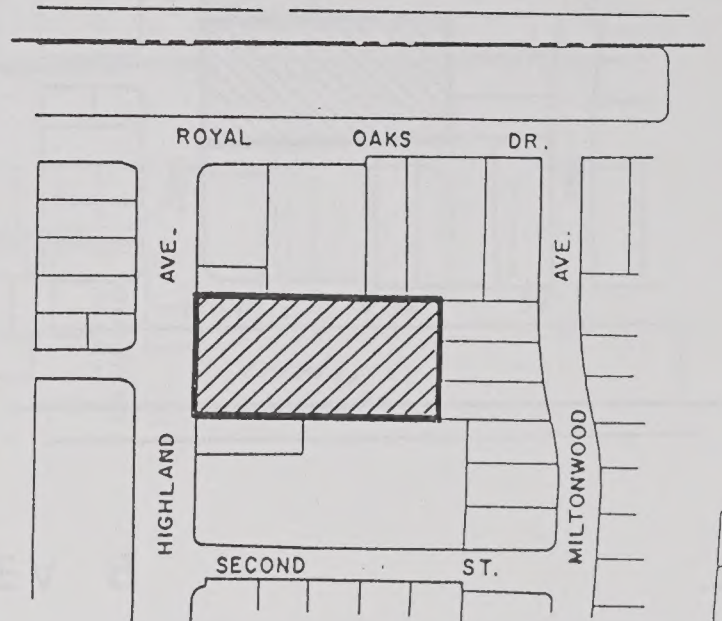
EXISTING LAND USE

 COMMERCIAL



EXISTING ZONING

 C-1 NEIGHBORHOOD COMMERCIAL

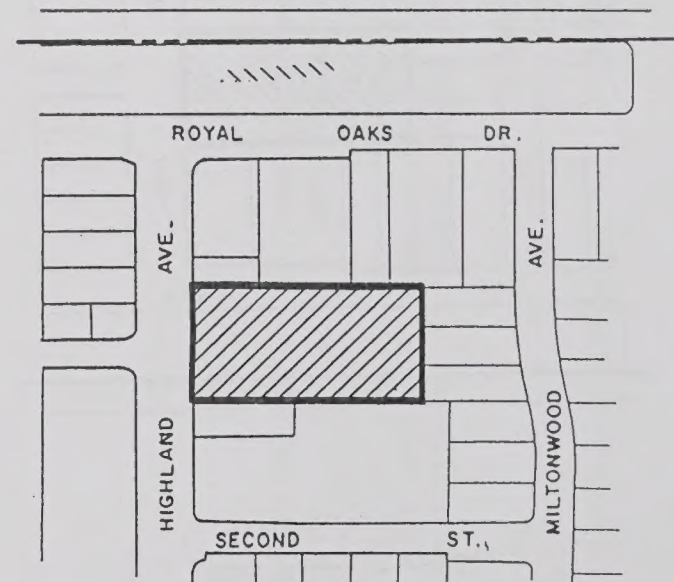


PLANNING AREA 8

EXISTING GENERAL PLAN



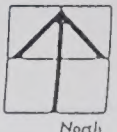
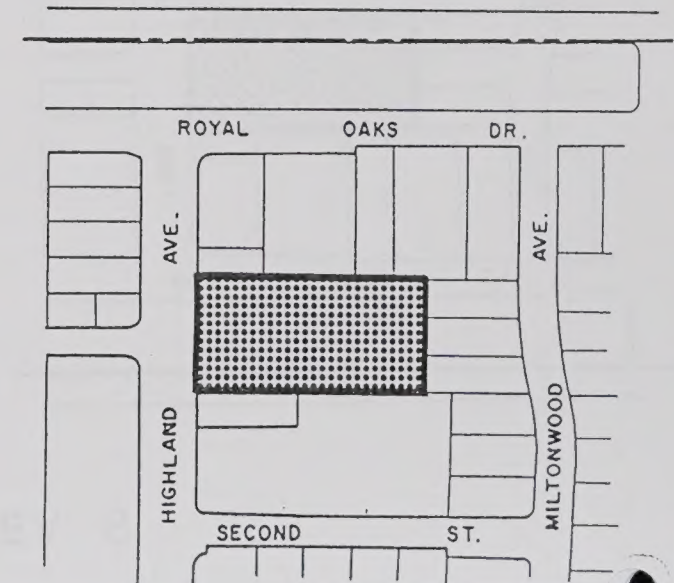
NEIGHBORHOOD COMMERCIAL



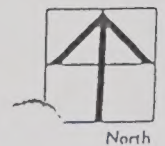
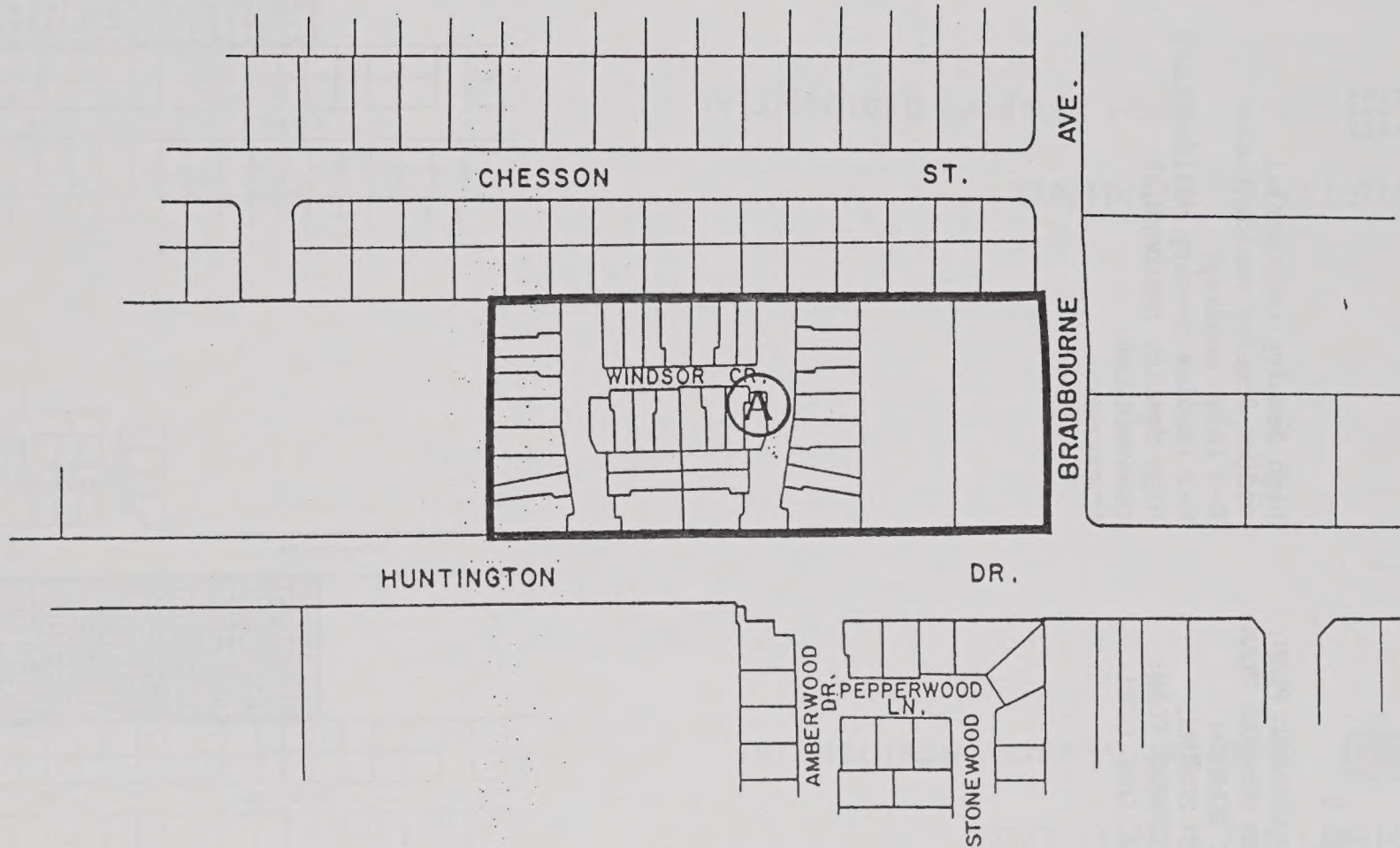
PROPOSED GENERAL PLAN



MEDIUM DENSITY RESIDENTIAL



PLANNING AREA 9.



PLANNING AREA 9

LOCATION: Northwest corner of Bradbourne Avenue and Huntington Drive

SUB AREA A

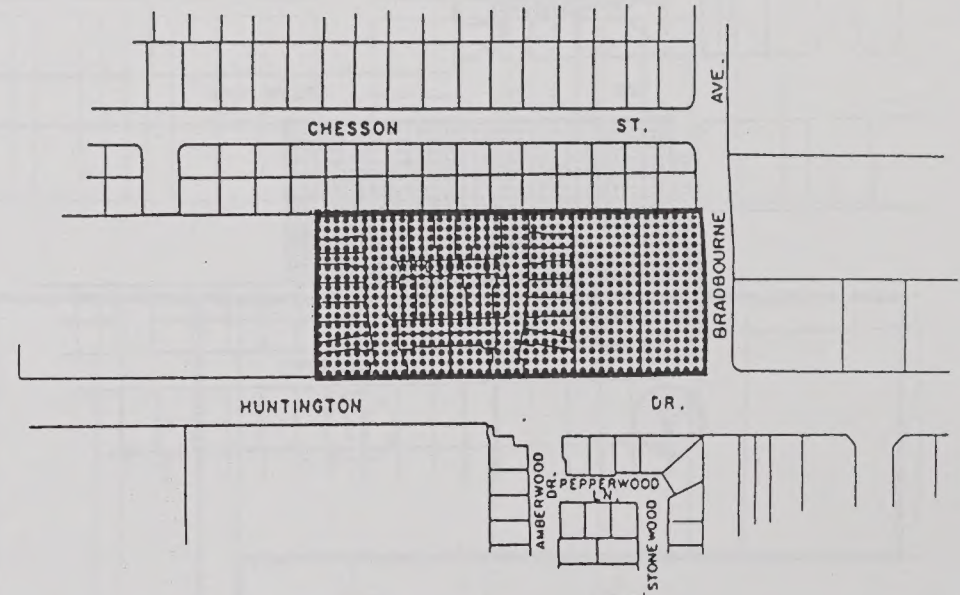
CURRENT GENERAL PLAN:	high density residential
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	R-4 (high density)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USE:	condominiums townhomes

PLANNING AREA 9.

EXISTING LAND USE



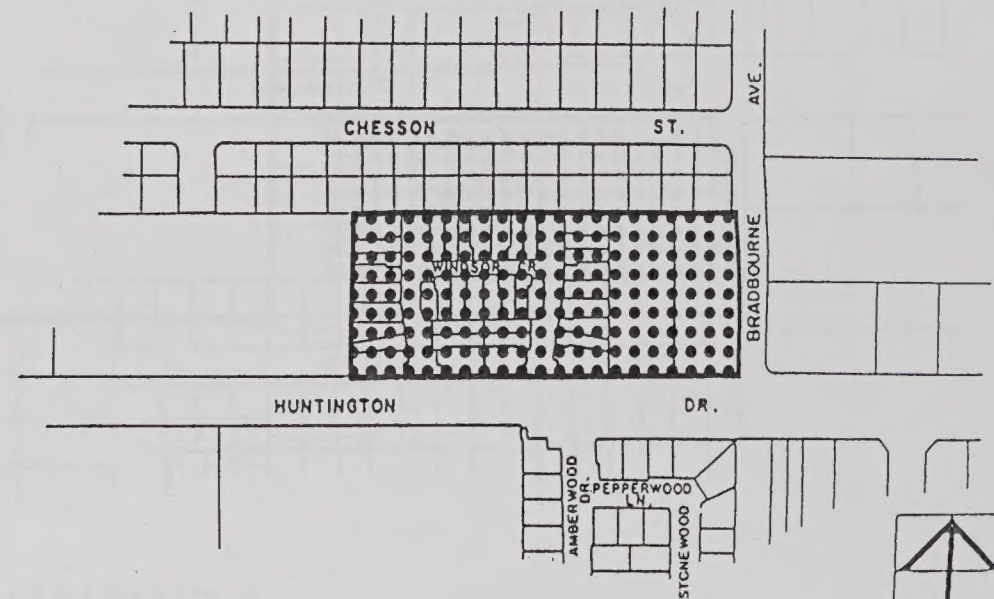
MEDIUM DENSITY RESIDENTIAL



EXISTING ZONING



R-4 HIGH DENSITY RESIDENTIAL

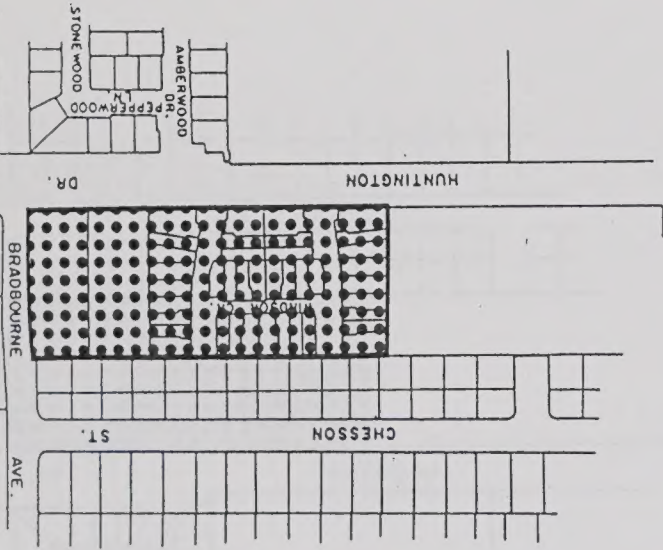


North

PLANNING AREA 9

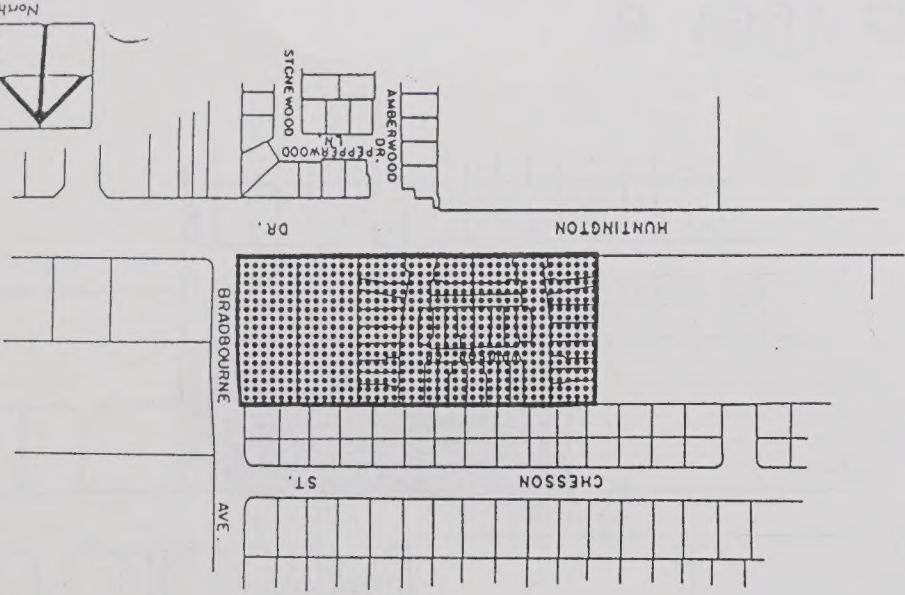
EXISTING GENERAL PLAN

HIGH DENSITY RESIDENTIAL

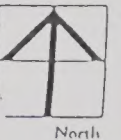
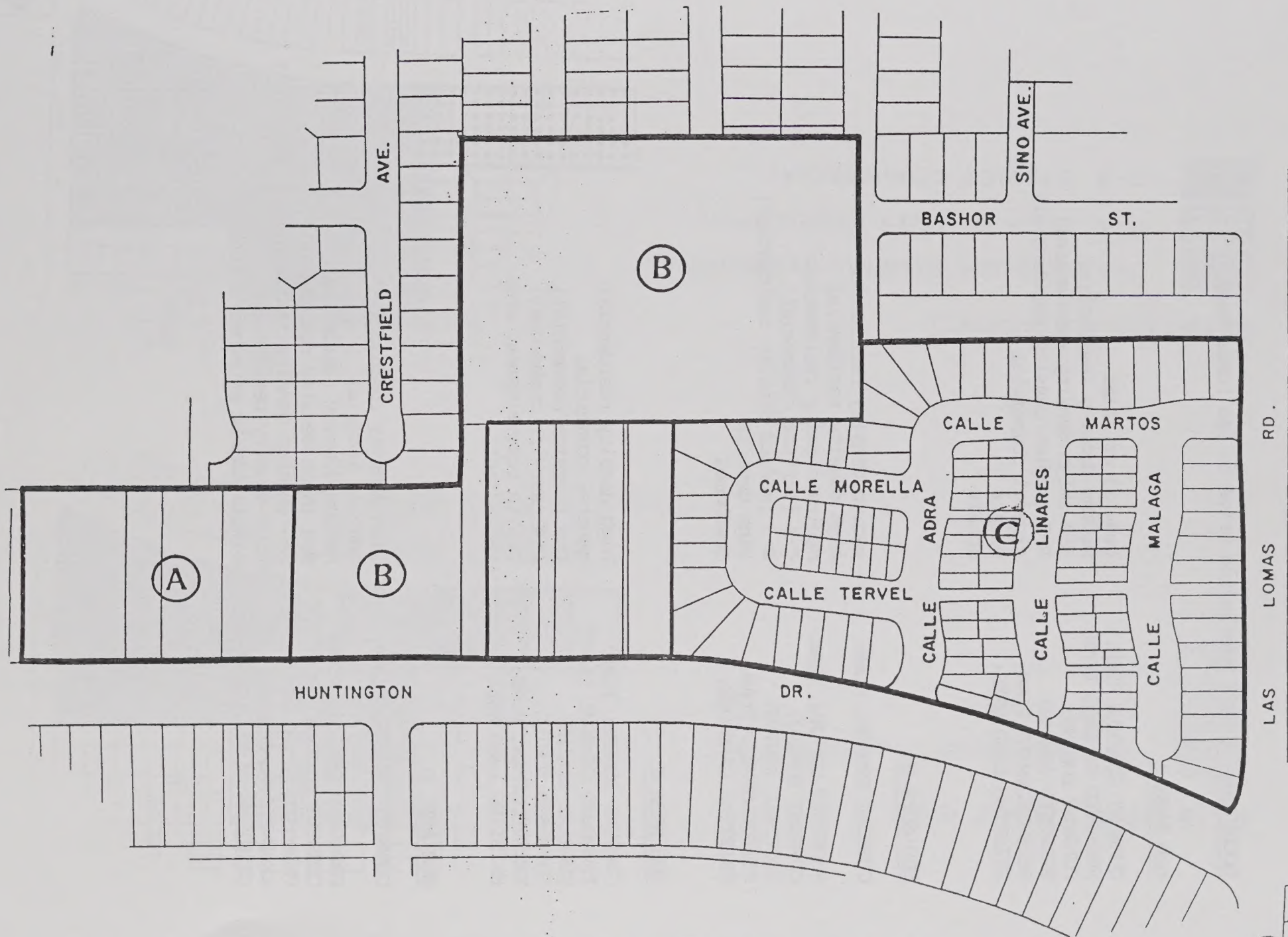


PROPOSED GENERAL PLAN

MEDIUM DENSITY RESIDENTIAL



PLANNING AREA 10.



PLANNING AREA 10

LOCATION: 2411 Huntington Drive to Las Lomas Road

SUB AREA A

CURRENT GENERAL PLAN:	general arterial
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	R-4 (high density residential)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	general commercial
EXISTING LAND USES:	vacant motels

SUB AREA B

CURRENT GENERAL PLAN:	medium density residential high density residential
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	C-4 (service commercial)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	high density
EXISTING LAND USE:	Townhomes

SUB AREA C

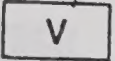
CURRENT GENERAL PLAN:	high density residential
PROPOSED GENERAL PLAN:	general commercial
CURRENT ZONING:	C-4 (service commercial)
PROPOSED ZONING:	C-4 (service commercial)
REDEVELOPMENT PLAN:	not in redevelopment area
EXISTING LAND USE:	Restaurant

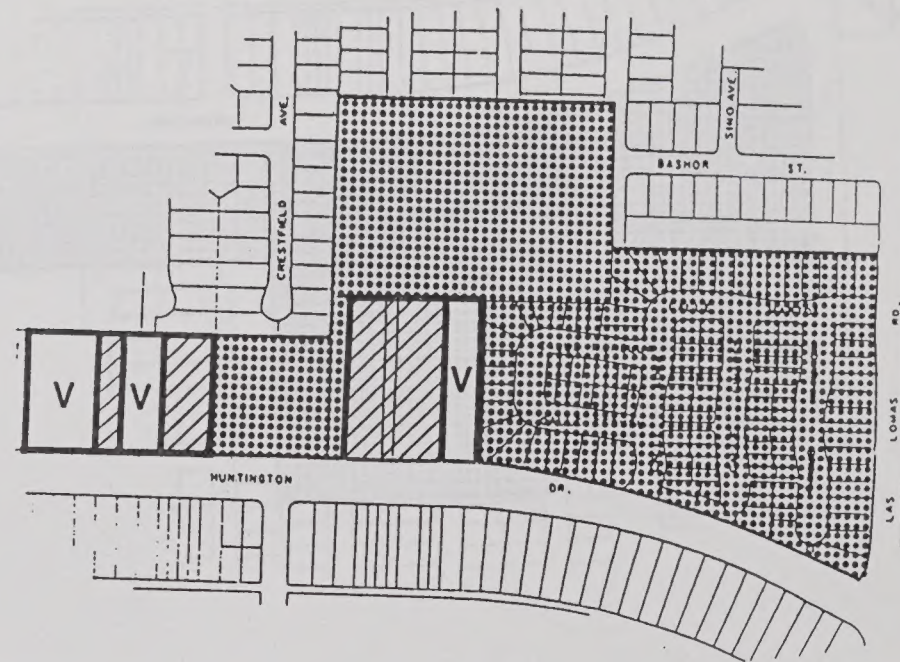
SUB AREA D

CURRENT GENERAL PLAN:	high density residential general arterial
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	R-4 (high density residential)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USE:	single family attached dwellings

PLANNING AREA 10

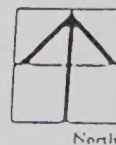
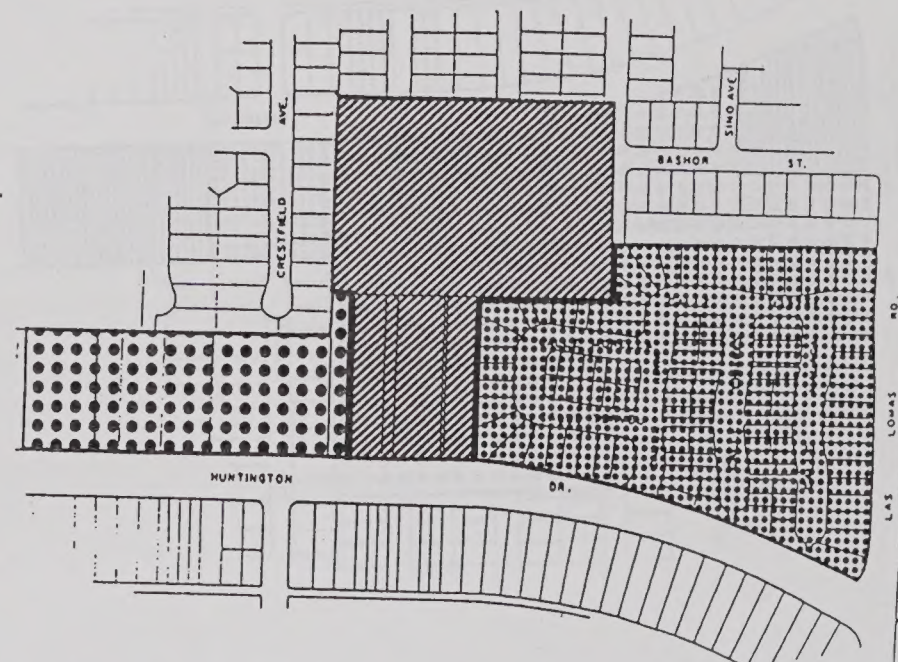
EXISTING LAND USE

-  MEDIUM DENSITY RESIDENTIAL
-  COMMERCIAL
-  VACANT



EXISTING ZONING

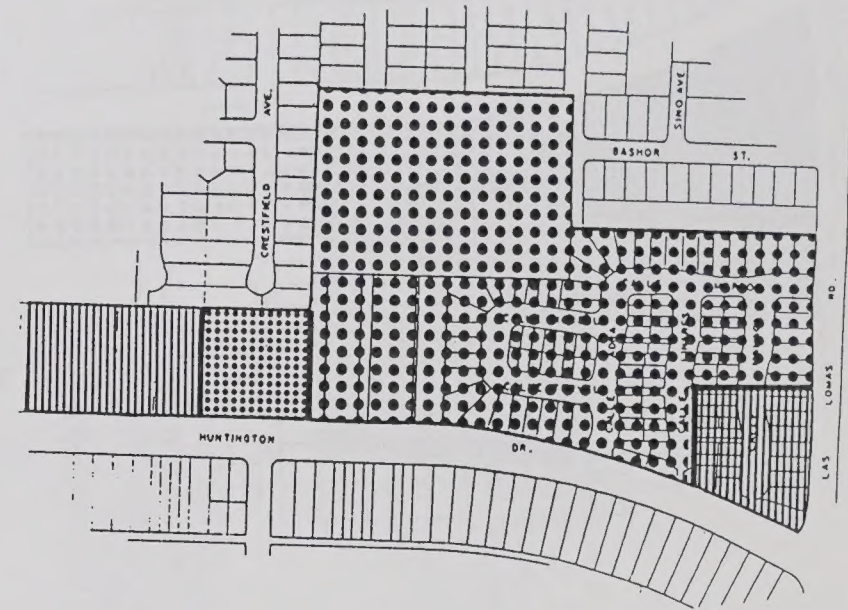
-  R-3 MEDIUM DENSITY RESIDENTIAL
-  R-4 HIGH DENSITY RESIDENTIAL
-  C-4 SERVICE COMMERCIAL



PLANNING AREA 10

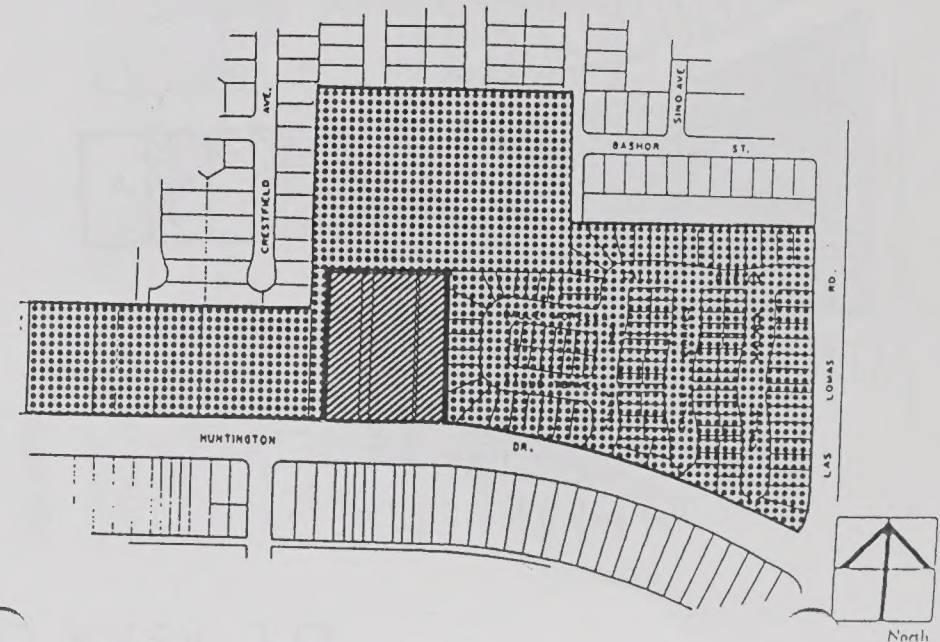
EXISTING GENERAL PLAN

-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  GENERAL ARTERIAL



PROPOSED GENERAL PLAN

-  MEDIUM DENSITY RESIDENTIAL
-  GENERAL COMMERCIAL



PLANNING AREA 11

LOCATION: North of Huntington Drive on Encanto Parkway
(adjacent to Edison right-of-way)

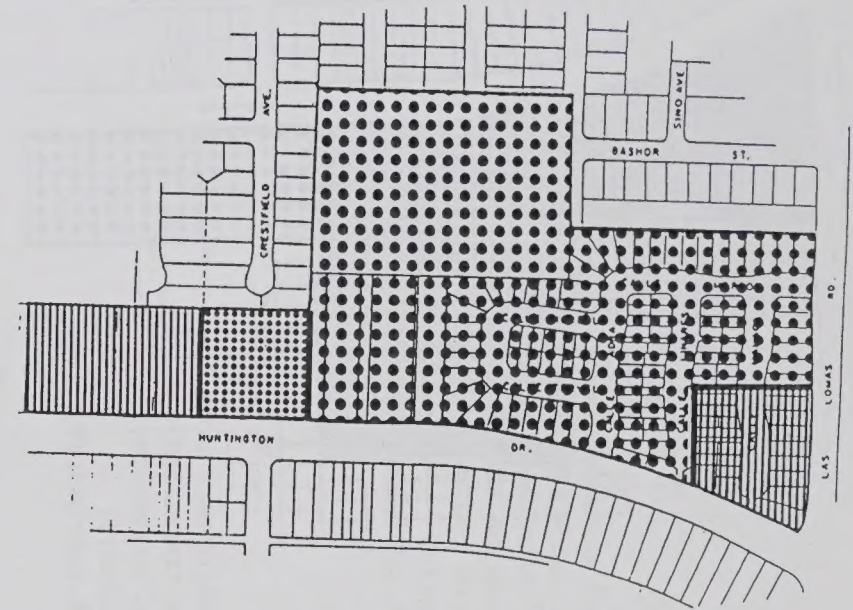
SUB AREA A

CURRENT GENERAL PLAN:	low density residential
PROPOSED GENERAL PLAN:	industrial
CURRENT ZONING:	M-1 (light manufacturing)
PROPOSED ZONING:	M-1 (light industrial)
REDEVELOPMENT PLAN:	medium density residential
EXISTING LAND USE:	vacant

PLANNING AREA 10

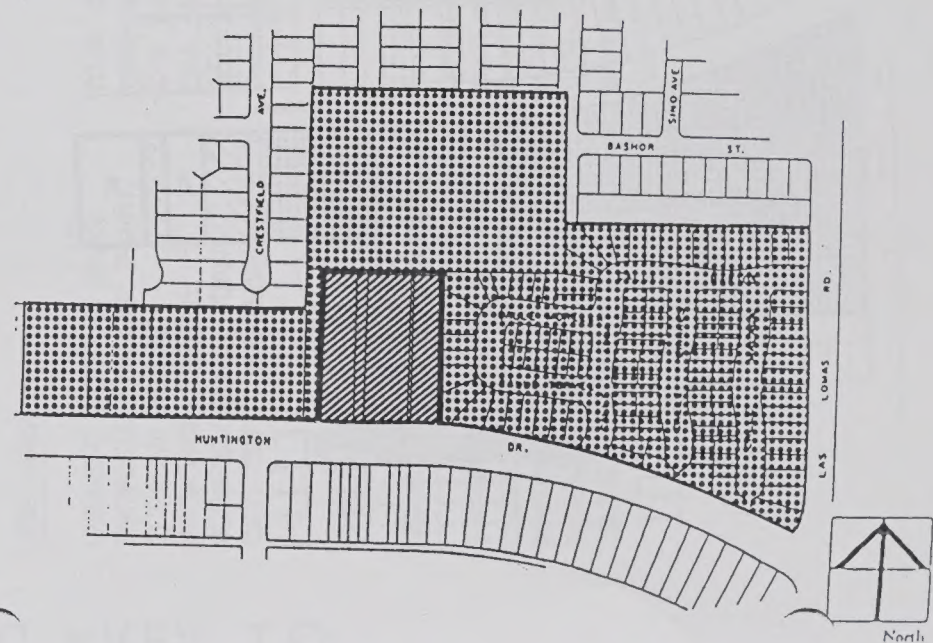
EXISTING GENERAL PLAN

-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  GENERAL ARTERIAL



PROPOSED GENERAL PLAN

-  MEDIUM DENSITY RESIDENTIAL
-  GENERAL COMMERCIAL



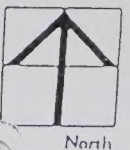
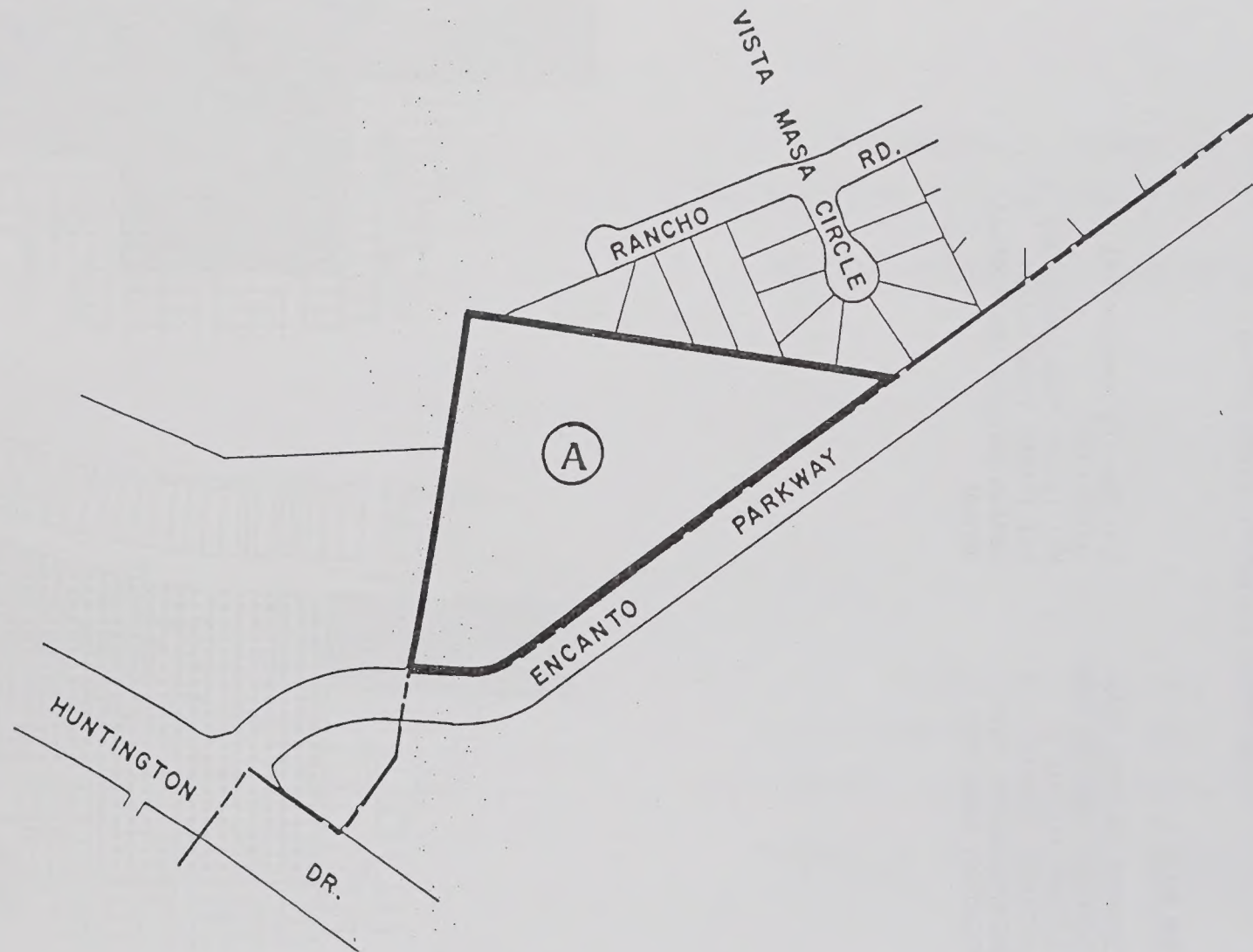
PLANNING AREA 11

LOCATION: North of Huntington Drive on Encanto Parkway
(adjacent to Edison right-of-way)

SUB AREA A

CURRENT GENERAL PLAN:	low density residential
PROPOSED GENERAL PLAN:	industrial
CURRENT ZONING:	M-1 (light manufacturing)
PROPOSED ZONING:	M-1 (light industrial)
REDEVELOPMENT PLAN:	medium density residential
EXISTING LAND USE:	vacant

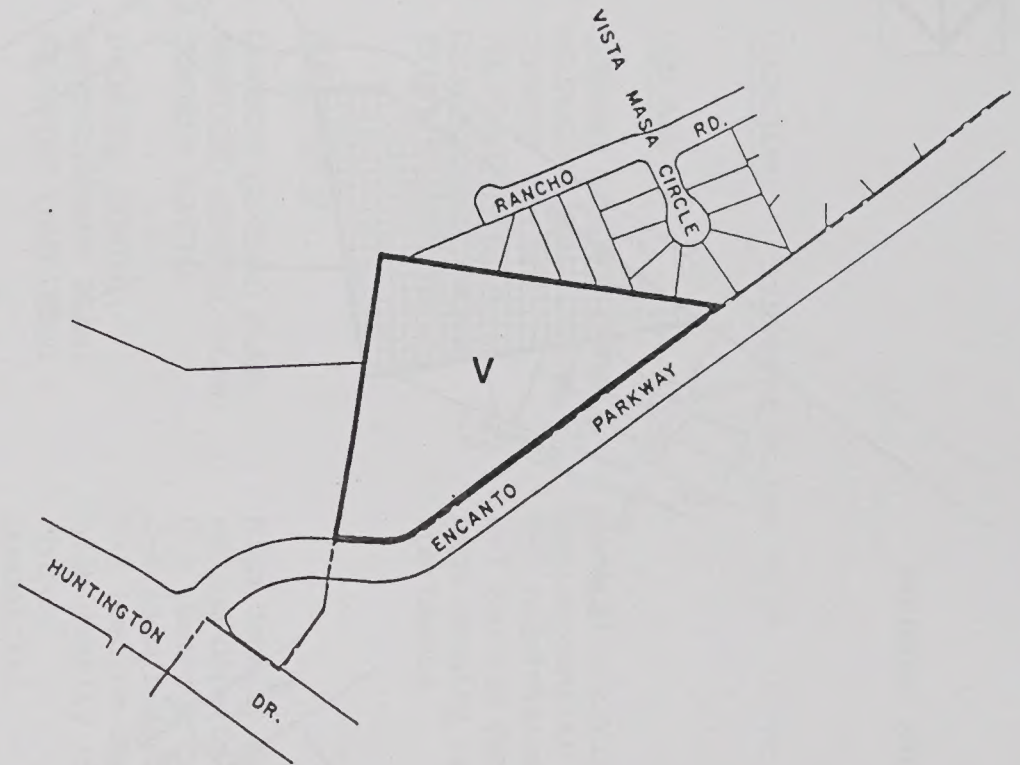
PLANNING AREA 11.



PLANNING AREA 11

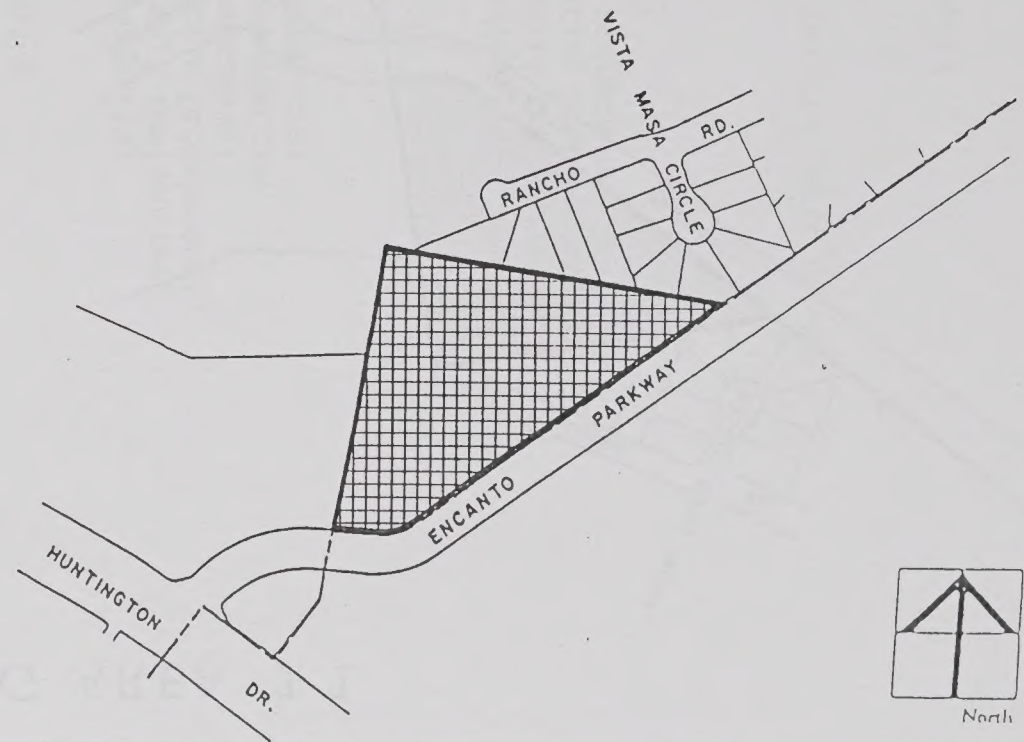
EXISTING LAND USE

V VACANT



EXISTING ZONING

M-1 LIGHT MANUFACTURING

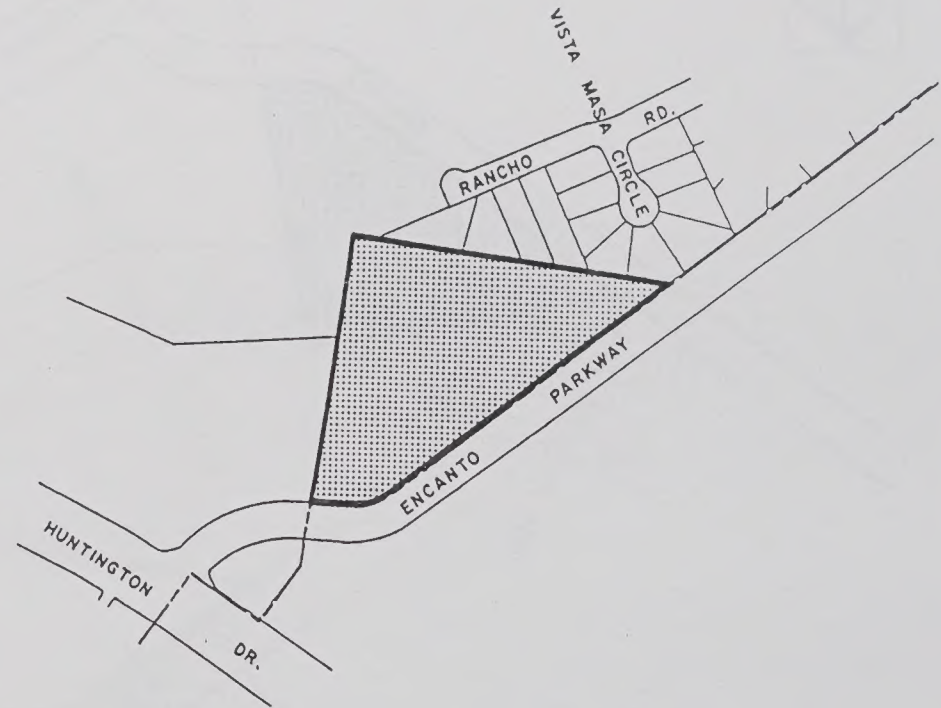


PLANNING AREA 11

EXISTING GENERAL PLAN



LOW DENSITY RESIDENTIAL



PROPOSED GENERAL PLAN



INDUSTRIAL



North

PLANNING AREA 12

LOCATION: Southwest corner of Mt. Olive and Huntington Drives

SUB AREA A

CURRENT GENERAL PLAN:	general arterial
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	C-P (administrative professional)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USE:	apartments

SUB AREA B

CURRENT GENERAL PLAN:	high density residential
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	C-4 (service commercial)
	C-P (administrative professional)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USES:	church
	commercial
	professional office
	restaurant

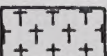
PLANNING AREA 12.



North

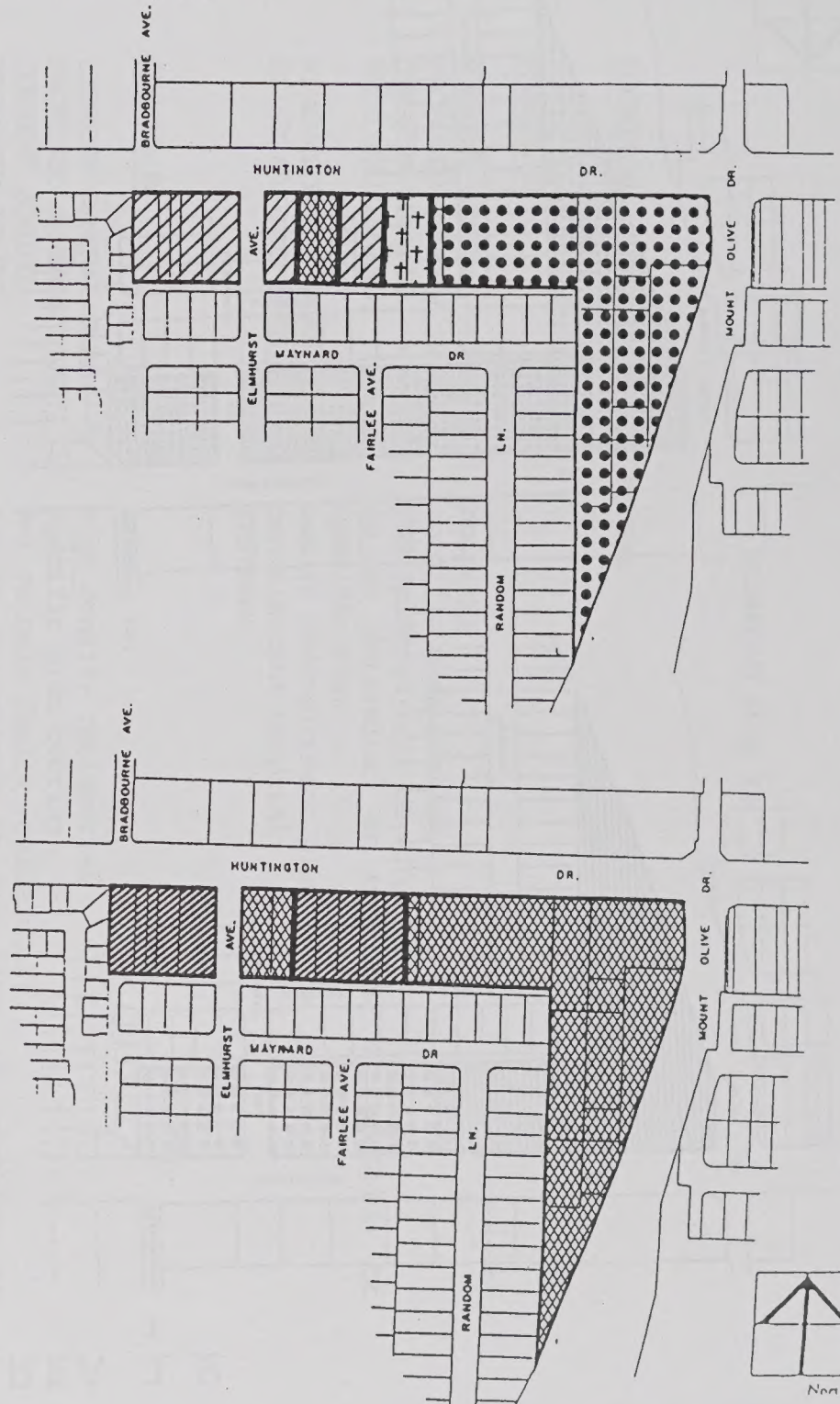
PLANNING AREA 12

EXISTING LAND USE

	HIGH DENSITY RESIDENTIAL
	COMMERCIAL
	ADMINISTRATIVE PROFESSIONAL
	INSTITUTIONAL

EXISTING ZONING

	C-4 SERVICE COMMERCIAL
	C-P ADMINISTRATIVE PROFESSIONAL



PLANNING AREA 12

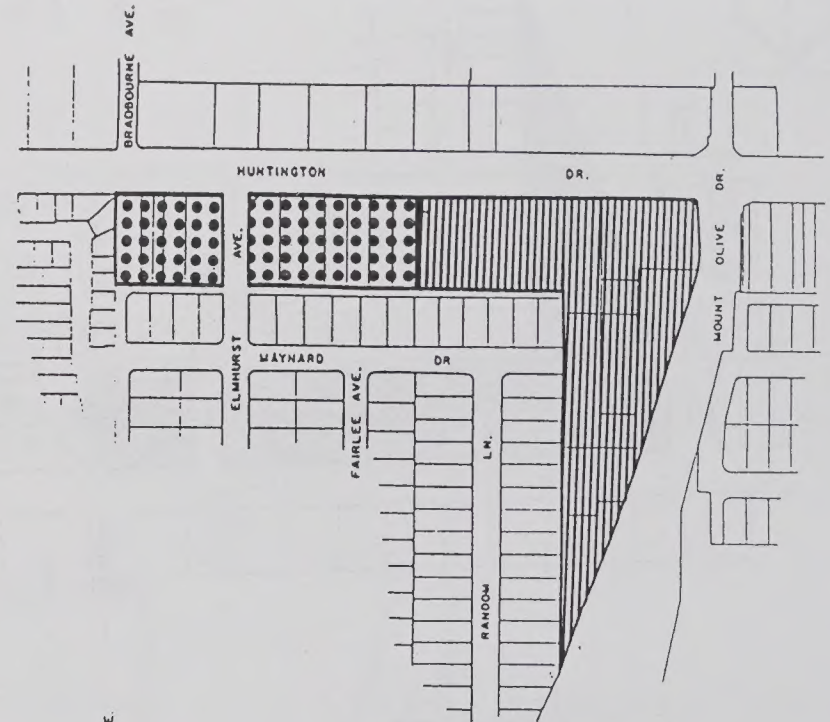
EXISTING GENERAL PLAN



HIGH DENSITY RESIDENTIAL



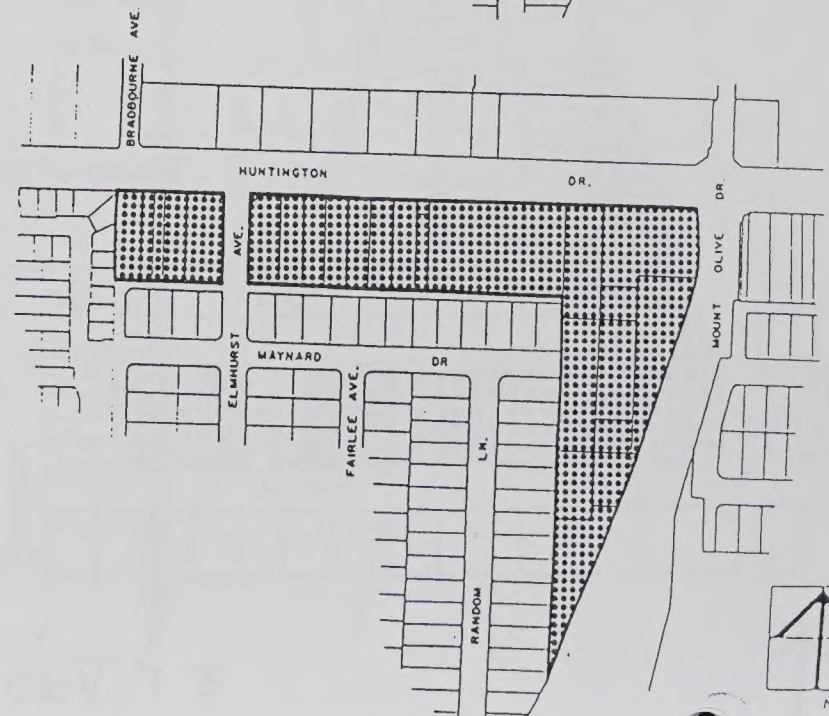
GENERAL ARTERIAL



PROPOSED GENERAL PLAN



MEDIUM DENSITY RESIDENTIAL



PLANNING AREA 13

LOCATION: Westminster Gardens

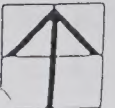
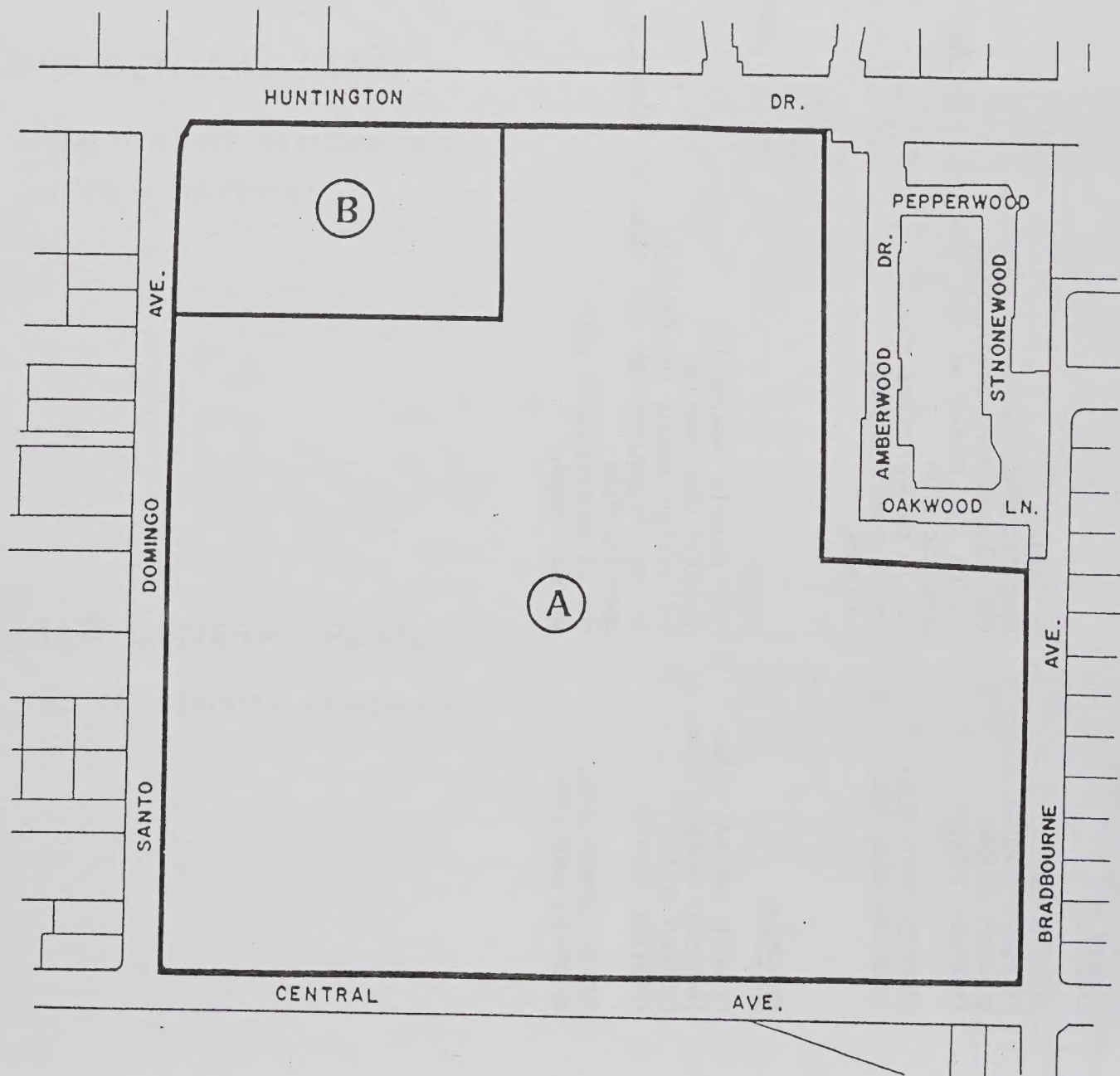
PARCEL A

CURRENT GENERAL PLAN:	hospital
PROPOSED GENERAL PLAN:	specific plan overlay
CURRENT ZONING:	PUD (planned unit development)
PROPOSED ZONING:	to be determined at the time of adoption of Specific Plan
REDEVELOPMENT PLAN:	not in redevelopment plan
EXISTING LAND USES:	convalescent hospital resthome

PARCEL B

CURRENT GENERAL PLAN:	high density residential
PROPOSED GENERAL PLAN:	specific plan overlay
CURRENT ZONING:	R-1 (single family residential)
PROPOSED ZONING:	to be determined at the time of adoption of Specific Plan
REDEVELOPMENT PLAN:	not in redevelopment plan
EXISTING LAND USE:	masonic temple

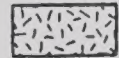
PLANNING AREA 13



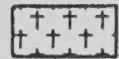
North

PLANNING AREA 13

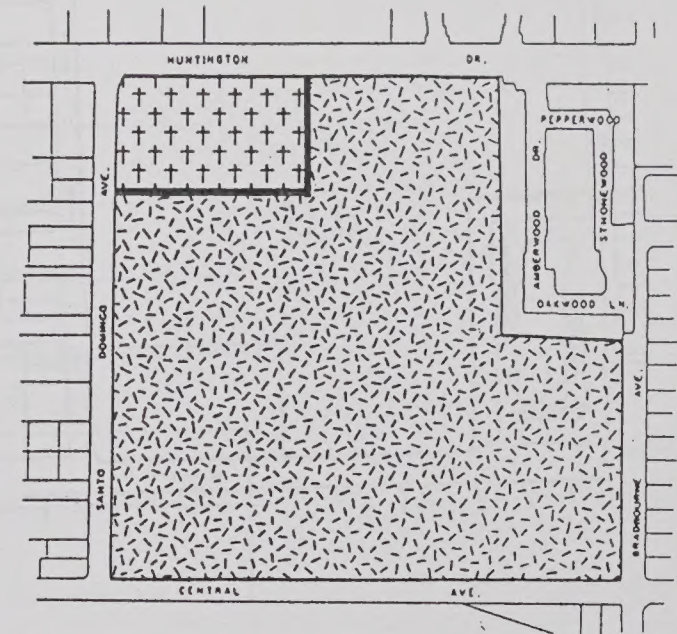
EXISTING LAND USE



HOSPITAL



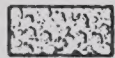
INSTITUTIONAL



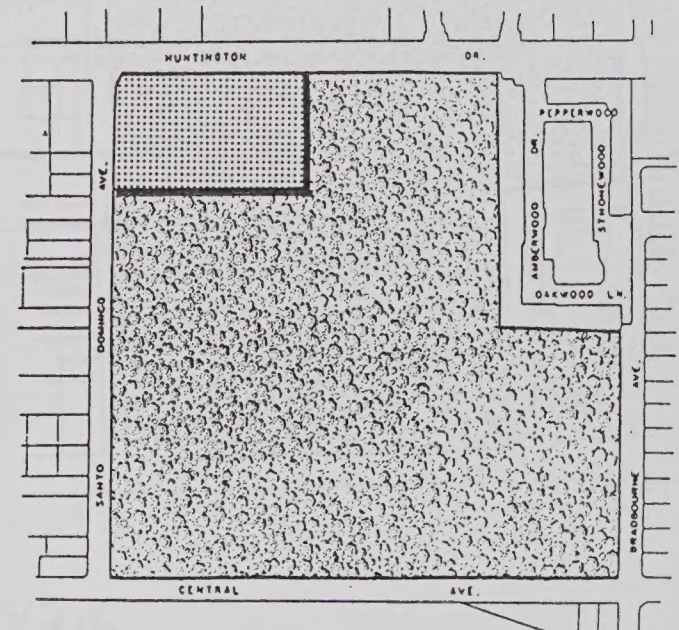
EXISTING ZONING



R-1 LOW DENSITY RESIDENTIAL



PUD PLANNED UNIT DEVELOPMENT

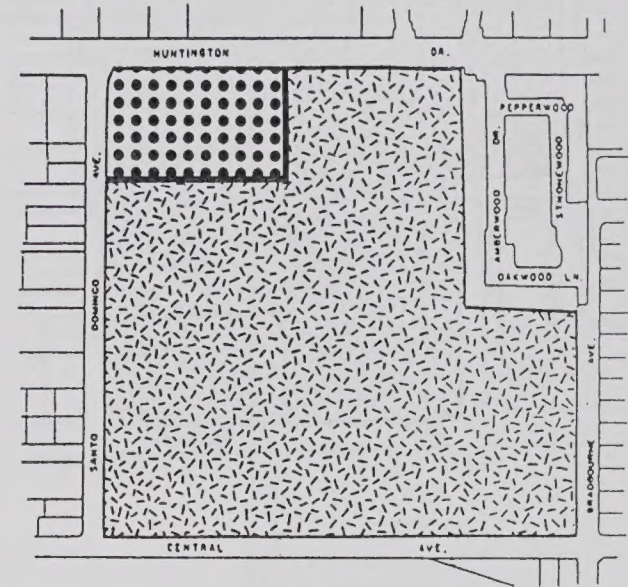


North

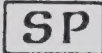
PLANNING AREA 13

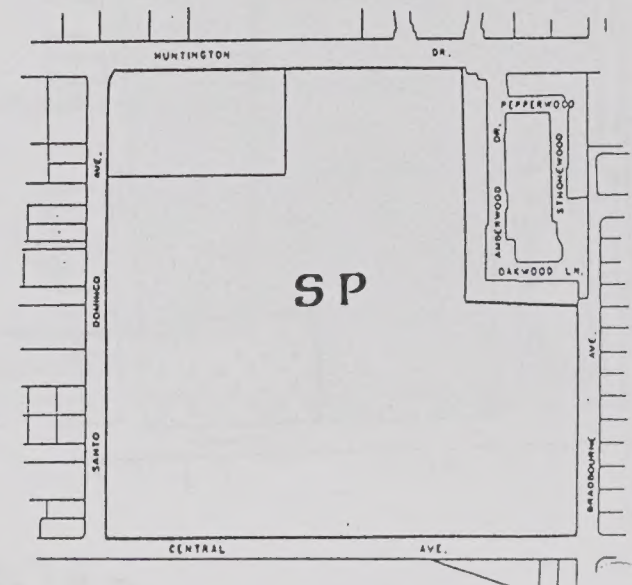
EXISTING GENERAL PLAN

-  HIGH DENSITY RESIDENTIAL
-  HOSPITAL

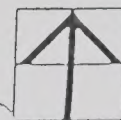
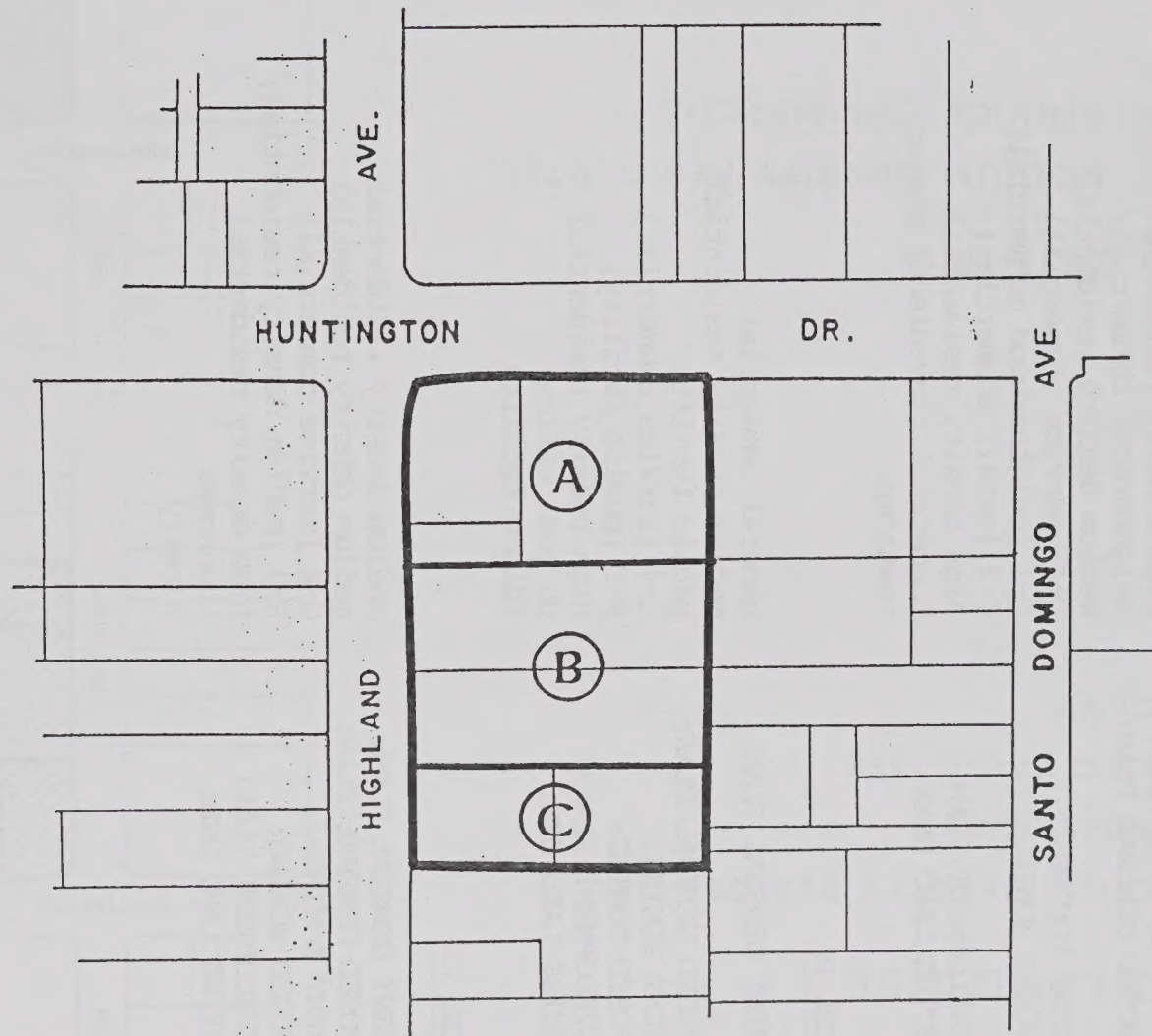


PROPOSED GENERAL PLAN

-  SPECIFIC PLAN OVERLAY



PLANNING AREA 14



North

PLANNING AREA 14

LOCATION: Southeast corner of Huntington Drive and Highland Avenue

PARCEL A

CURRENT GENERAL PLAN:	high density residential
PROPOSED GENERAL PLAN:	neighborhood commercial/ medium density residential
CURRENT ZONING:	C-4 (service commercial)
PROPOSED ZONING:	C-1 (neighborhood commercial) C-2 (retail commercial)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USES:	commercial convenience center townhomes

PARCEL B

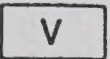
CURRENT GENERAL PLAN:	general commercial medium density residential
PROPOSED GENERAL PLAN:	public facility
CURRENT ZONING:	C-4 (service commercial)
PROPOSED ZONING:	P-F (public facility)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USE:	US post office Edison facility

PARCEL C

CURRENT GENERAL PLAN:	medium density residential
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	C-4 (service commercial)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USE:	townhomes nursery

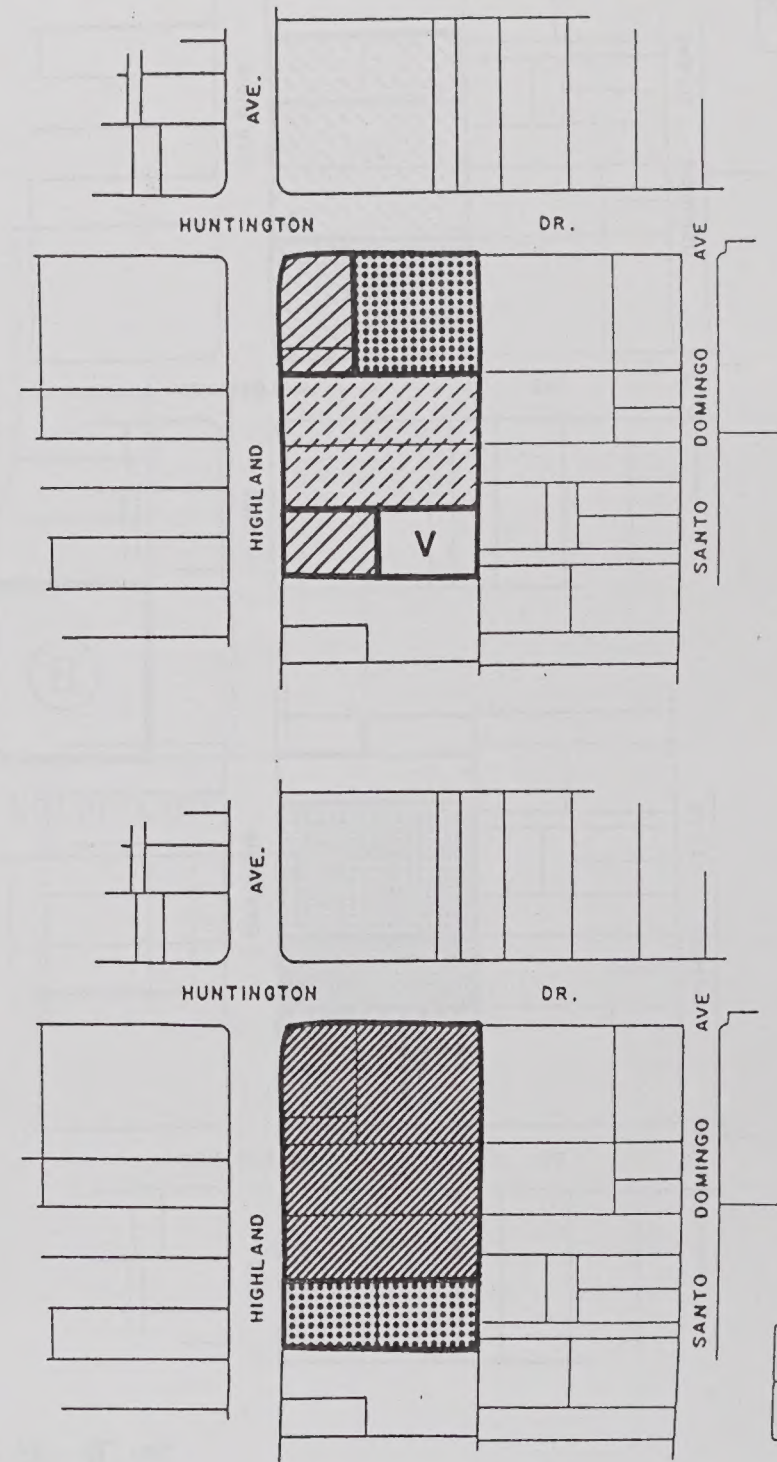
PLANNING AREA 14

EXISTING LAND USE

	MEDIUM DENSITY RESIDENTIAL
	COMMERCIAL
	PUBLIC FACILITIES
	VACANT

EXISTING ZONING

	R-3 MEDIUM DENSITY RESIDENTIAL
	C-4 SERVICE COMMERCIAL



PLANNING AREA 14

EXISTING GENERAL PLAN



MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



GENERAL COMMERCIAL

PROPOSED GENERAL PLAN



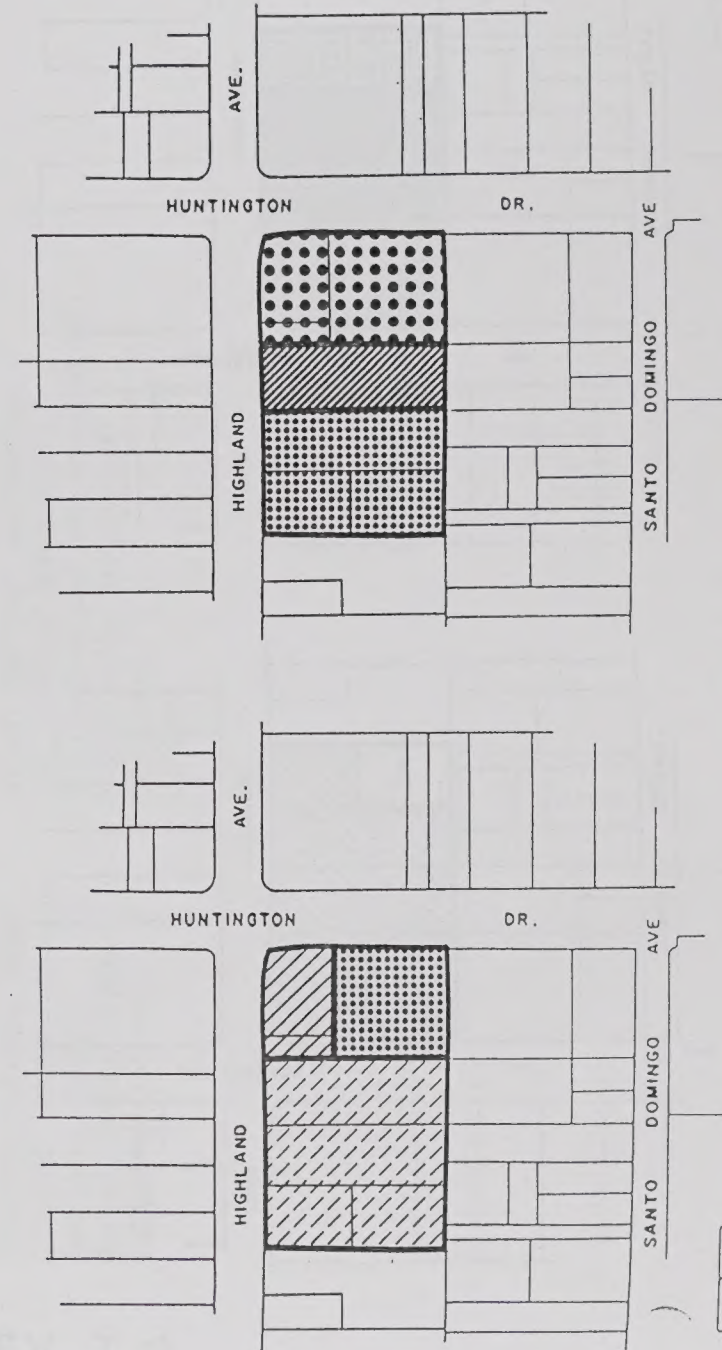
MEDIUM DENSITY RESIDENTIAL



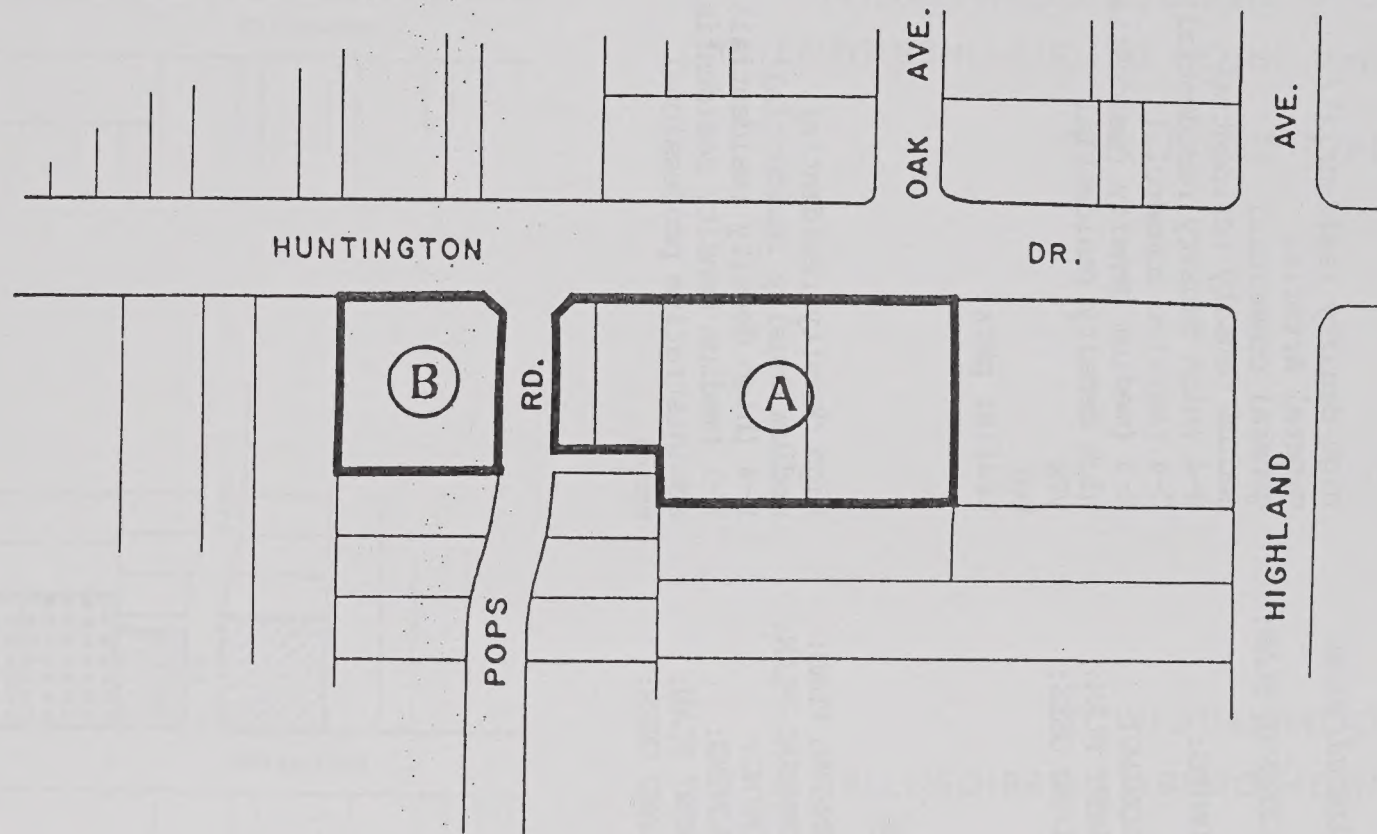
NEIGHBORHOOD COMMERCIAL



PUBLIC FACILITIES



PLANNING AREA 15



North

PLANNING AREA 15

LOCATION: Southwest and southeast corner of Pops Road and Huntington Drive

SUB AREA A

CURRENT GENERAL PLAN:	high density residential/ general arterial
PROPOSED GENERAL PLAN:	general commercial medium density residential
CURRENT ZONING:	R-4 (high density residential) C-4 (service commercial)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	high density residential
EXISTING LAND USES:	VFW bar trailer park

SUB AREA B

CURRENT GENERAL PLAN:	high density residential
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	R-4 (high density residential)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	administrative professional
EXISTING LAND USES:	motel

PLANNING AREA 15

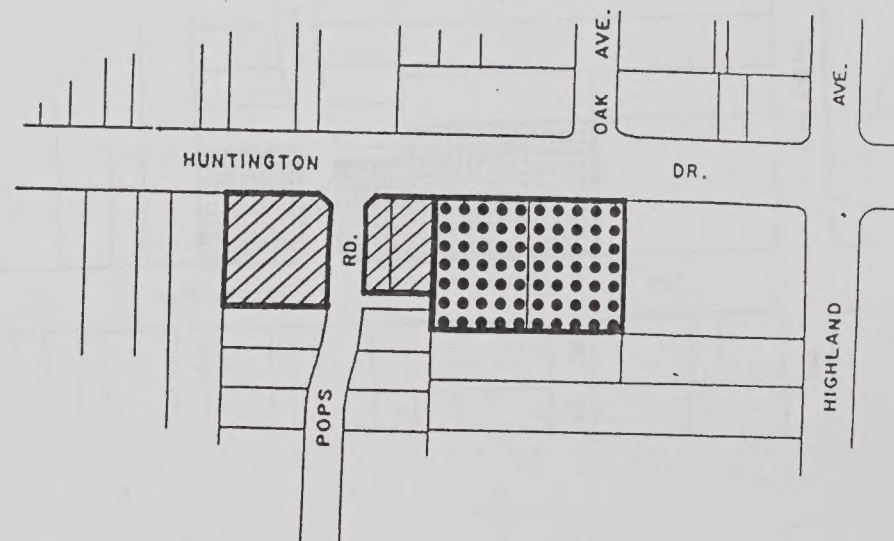
EXISTING LAND USE



HIGH DENSITY RESIDENTIAL



COMMERCIAL



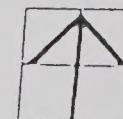
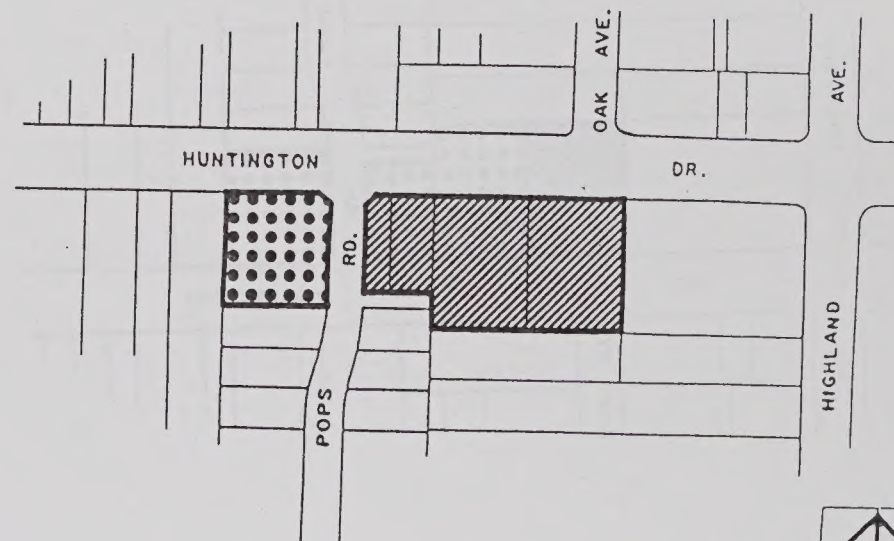
EXISTING ZONING



R-4 HIGH DENSITY RESIDENTIAL



C-4 SERVICE COMMERCIAL



North

PLANNING AREA 15

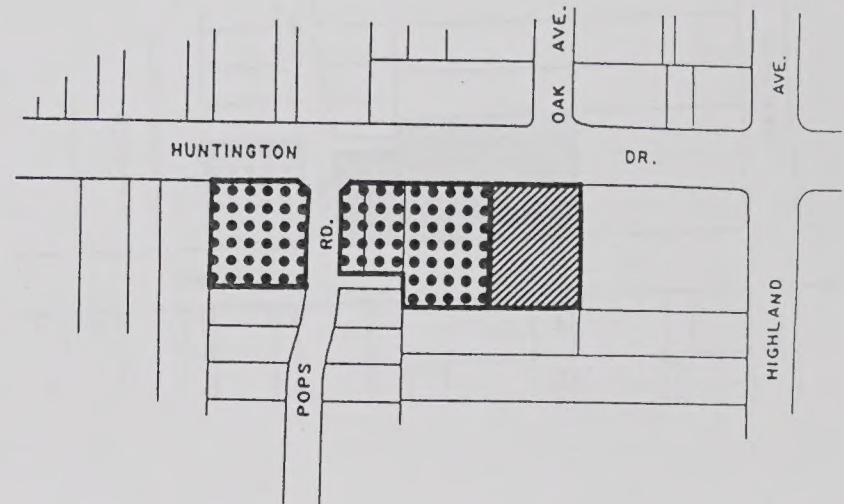
EXISTING GENERAL PLAN



R-4 HIGH DENSITY RESIDENTIAL



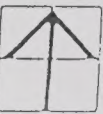
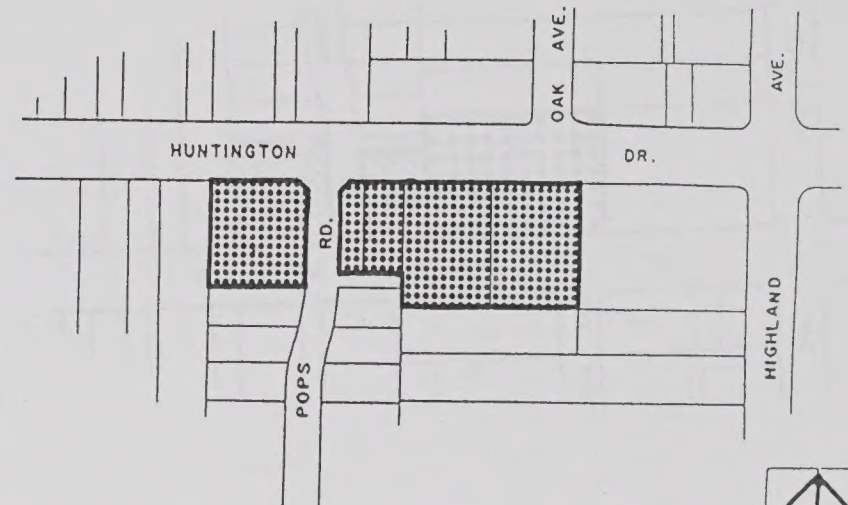
GENERAL COMMERCIAL



PROPOSED GENERAL PLAN



MEDIUM DENSITY RESIDENTIAL



North

PLANNING AREA 16

LOCATION: Mountain Avenue and Hamilton Road (Conrac site)
1102 - 1138 Three Ranch Road

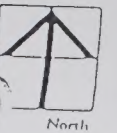
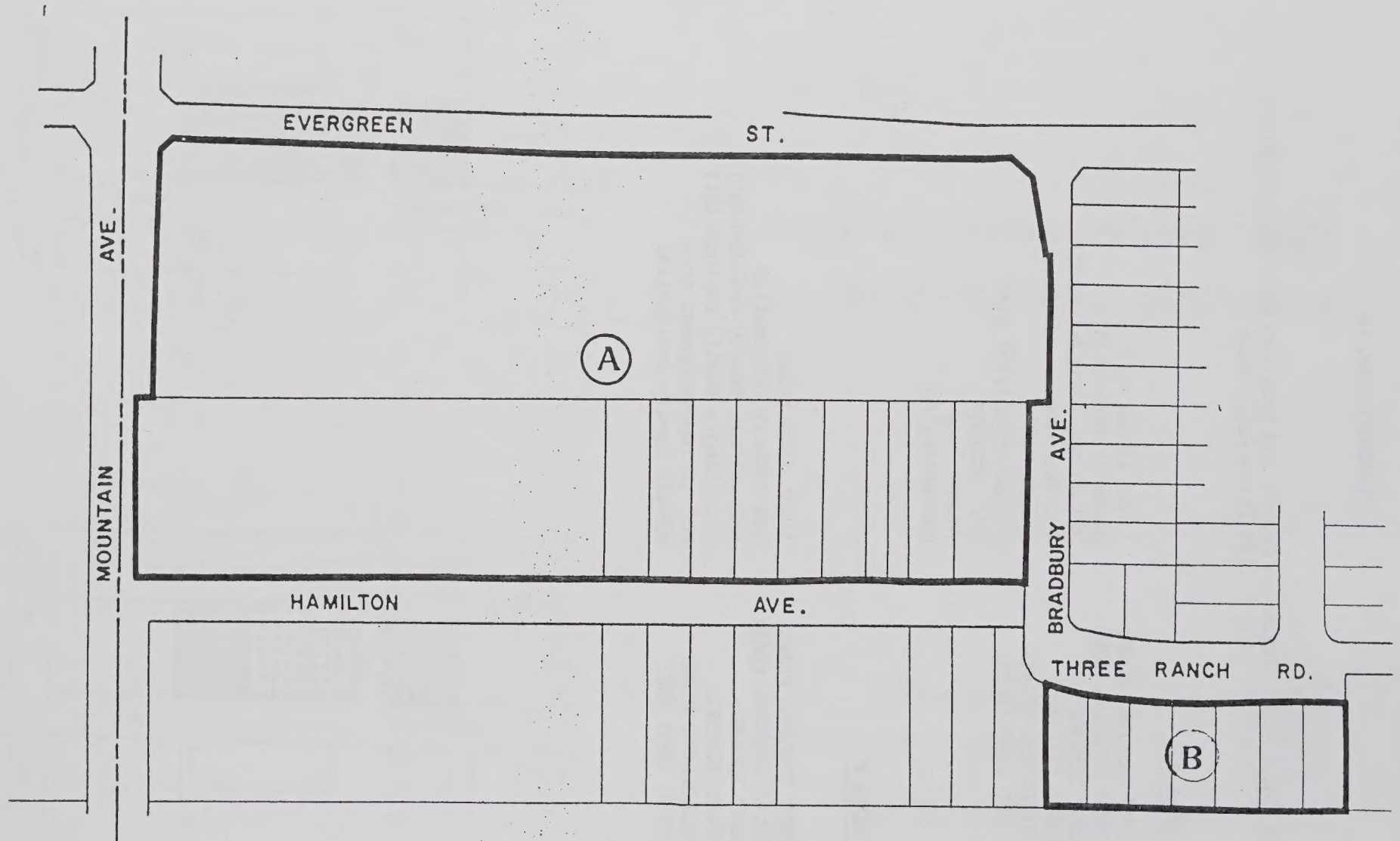
SUB AREA A

CURRENT GENERAL PLAN:	light industrial
PROPOSED GENERAL PLAN	general commercial
CURRENT ZONING:	M-1 (light manufacturing)
PROPOSED ZONING:	C-4)service commercial)
REDEVELOPMENT PLAN:	industrial
EXISTING LAND USES:	Conrac industrial site
	R.V. storage
	vacant land
	manufacturing

SUB AREA B

CURRENT GENERAL PLAN:	light industrial
PROPOSED GENERAL PLAN:	low density residential
CURRENT ZONING:	R-1 (single family residential)
PROPOSED ZONING:	R-1 (single family residential)
REDEVELOPMENT PLAN:	not in redevelopment area
EXISTING LAND USE:	single family residential

PLANNING AREA 16.

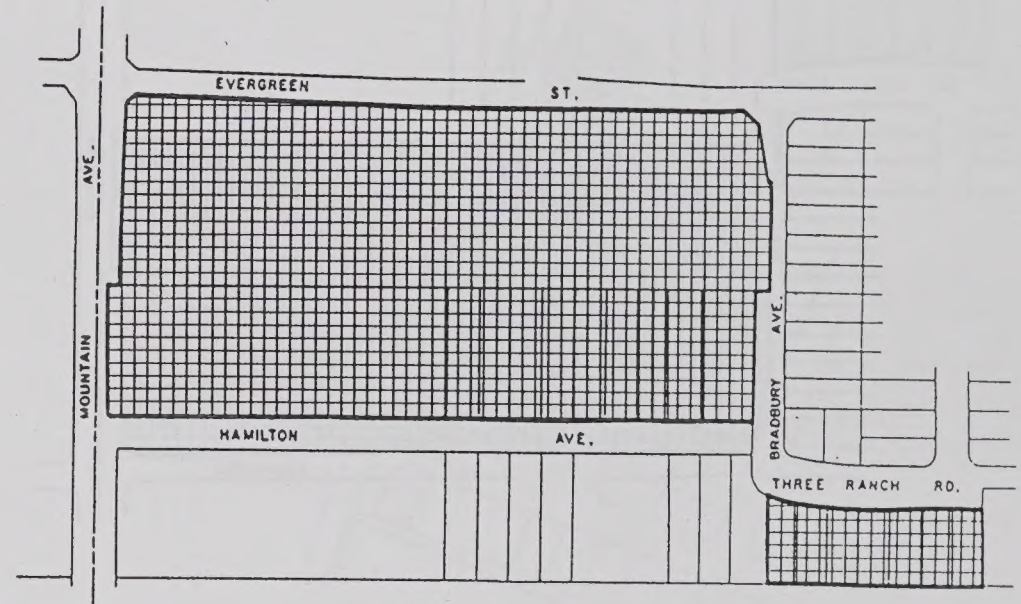


PLANNING AREA 16

EXISTING GENERAL PLAN



INDUSTRIAL



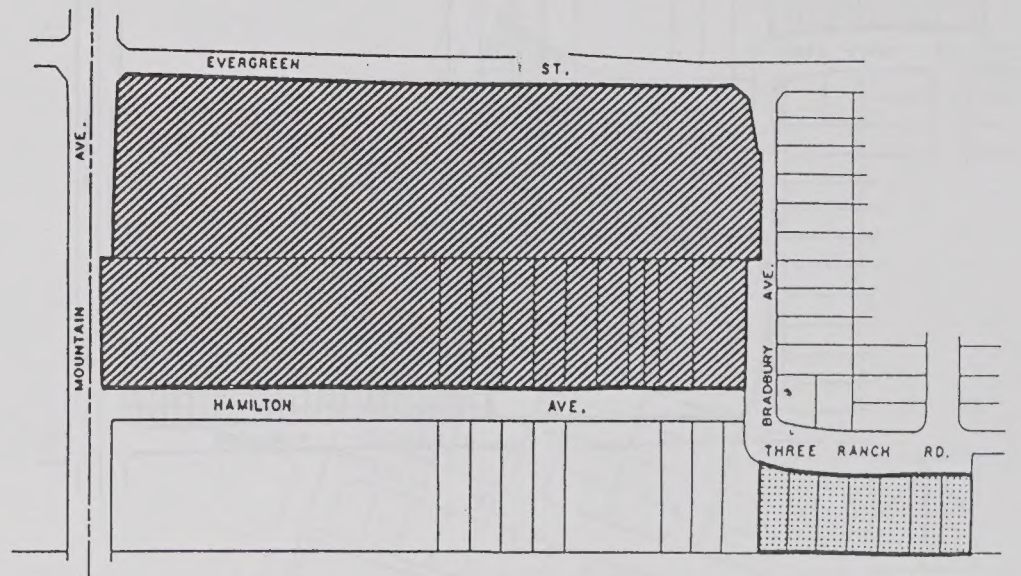
PROPOSED GENERAL PLAN



GENERAL COMMERCIAL



LOW DENSITY RESIDENTIAL

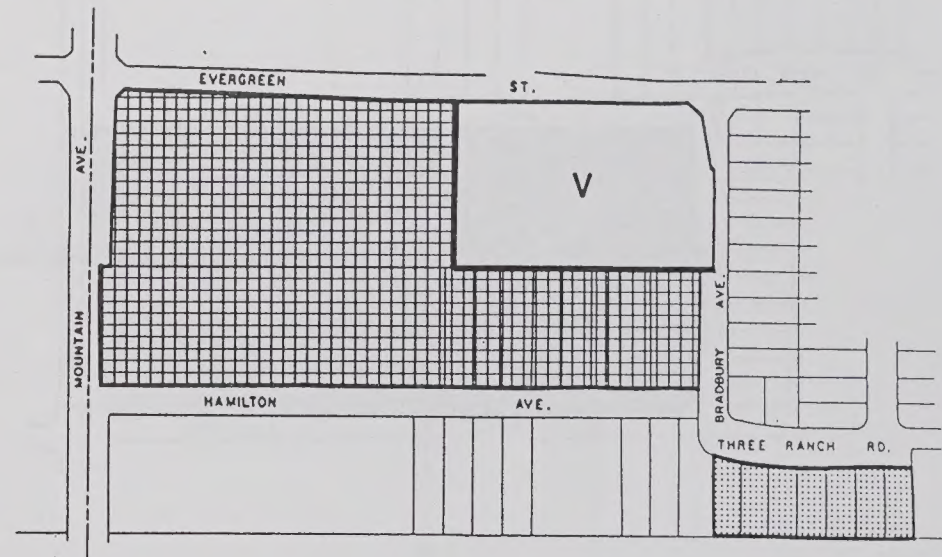


North

PLANNING AREA 16

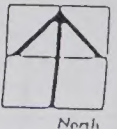
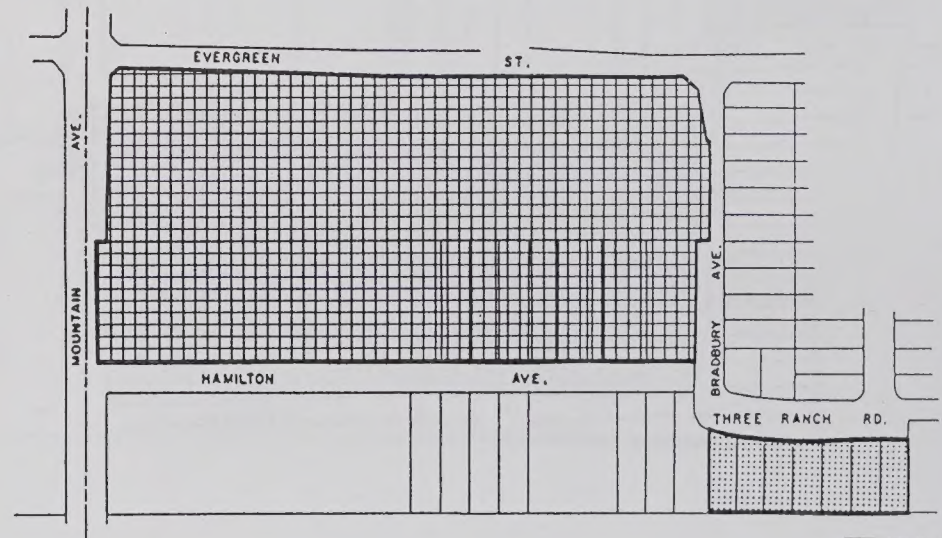
EXISTING LAND USE

-  LOW DENSITY RESIDENTIAL
-  INDUSTRIAL
-  VACANT



EXISTING ZONING

-  R-1 LOW DENSITY RESIDENTIAL
-  M-1 LIGHT MANUFACTURING



PLANNING AREA 18

EXISTING GENERAL PLAN



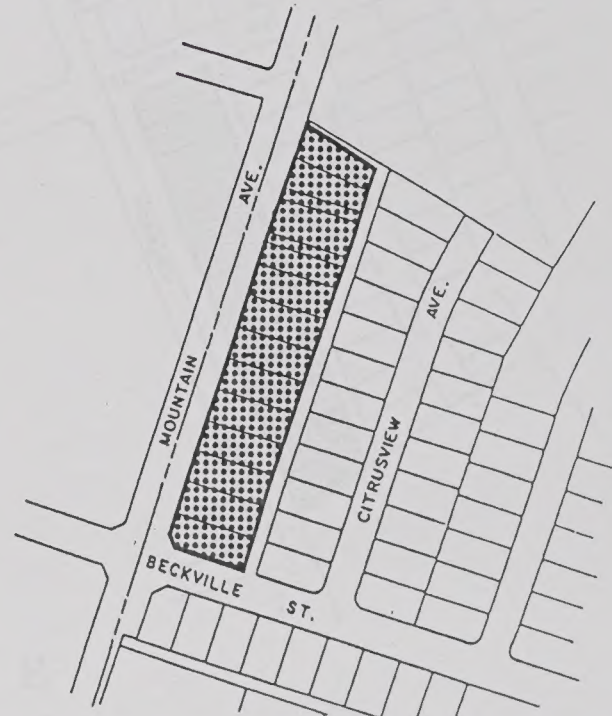
LOW DENSITY RESIDENTIAL



PROPOSED GENERAL PLAN



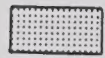
MEDIUM DENSITY RESIDENTIAL



North

PLANNING AREA 18

EXISTING LAND USE



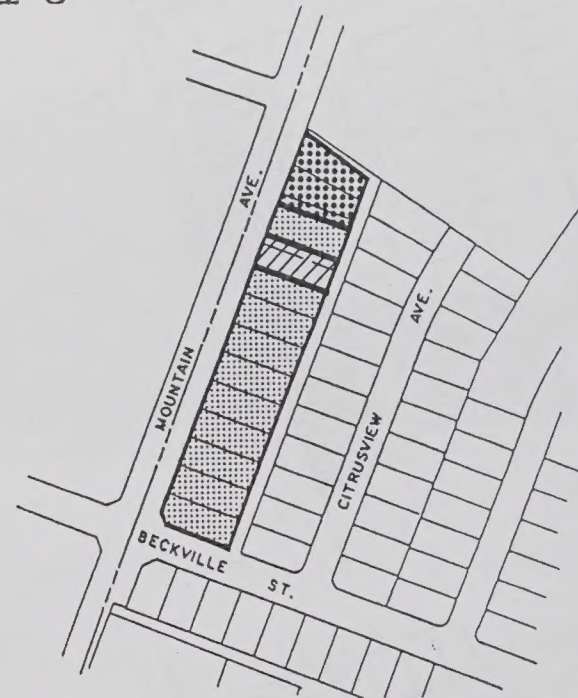
LOW DENSITY RESIDENTIAL



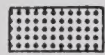
MEDIUM DENSITY RESIDENTIAL



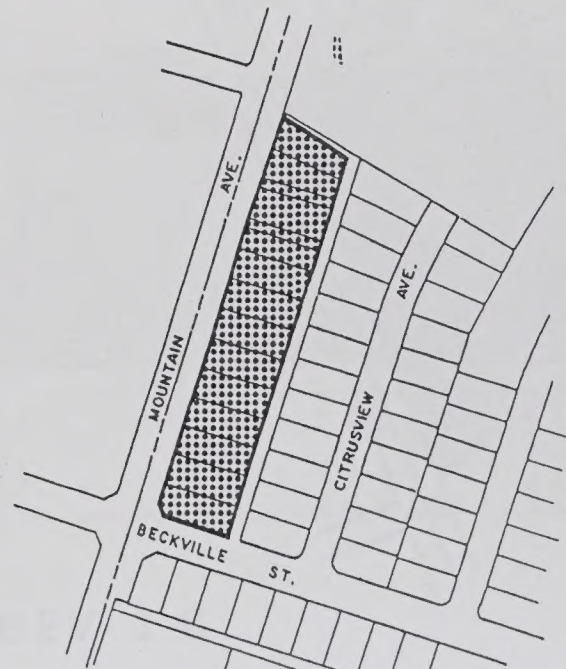
NEIGHBORHOOD COMMERCIAL



EXISTING ZONING



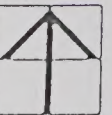
R-3 MEDIUM DENSITY RESIDENTIAL





Appendix B

PLANNING AREA 18



North

PLANNING AREA 18

LOCATION: 2004 - 2074 Mountain Avenue

PARCEL A

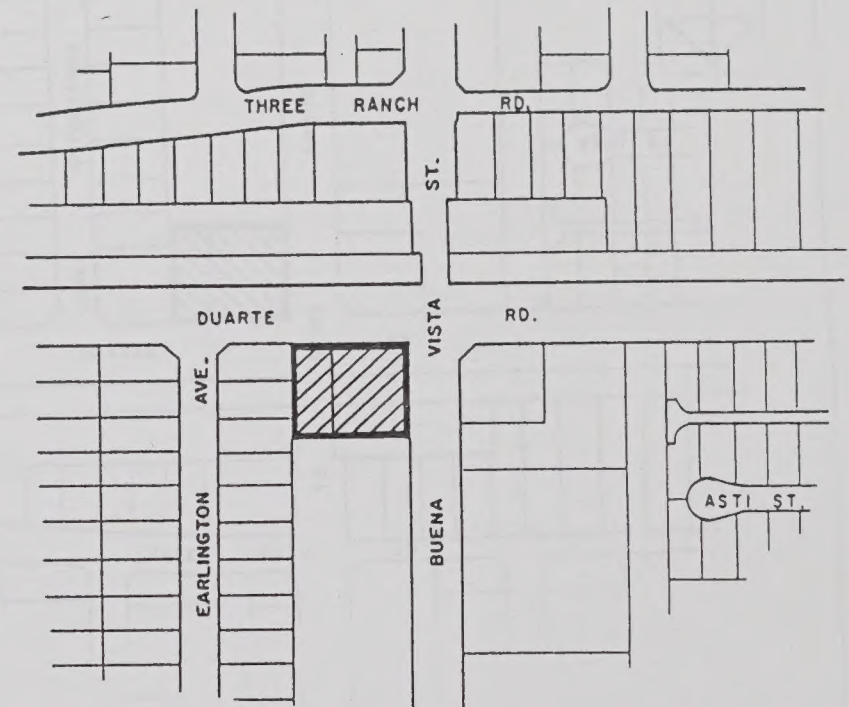
CURRENT GENERAL PLAN:	low density residential
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	R-3 (medium density residential)
PROPOSED ZONING:	R-3 (medium density residential)
REDEVELOPMENT PLAN:	not in redevelopment area
EXISTING LAND USE:	single family residential
	low density residential

PLANNING AREA 17

EXISTING GENERAL PLAN



NEIGHBORHOOD COMMERCIAL



PROPOSED GENERAL PLAN

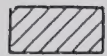


GENERAL COMMERCIAL



PLANNING AREA 17

EXISTING LAND USE

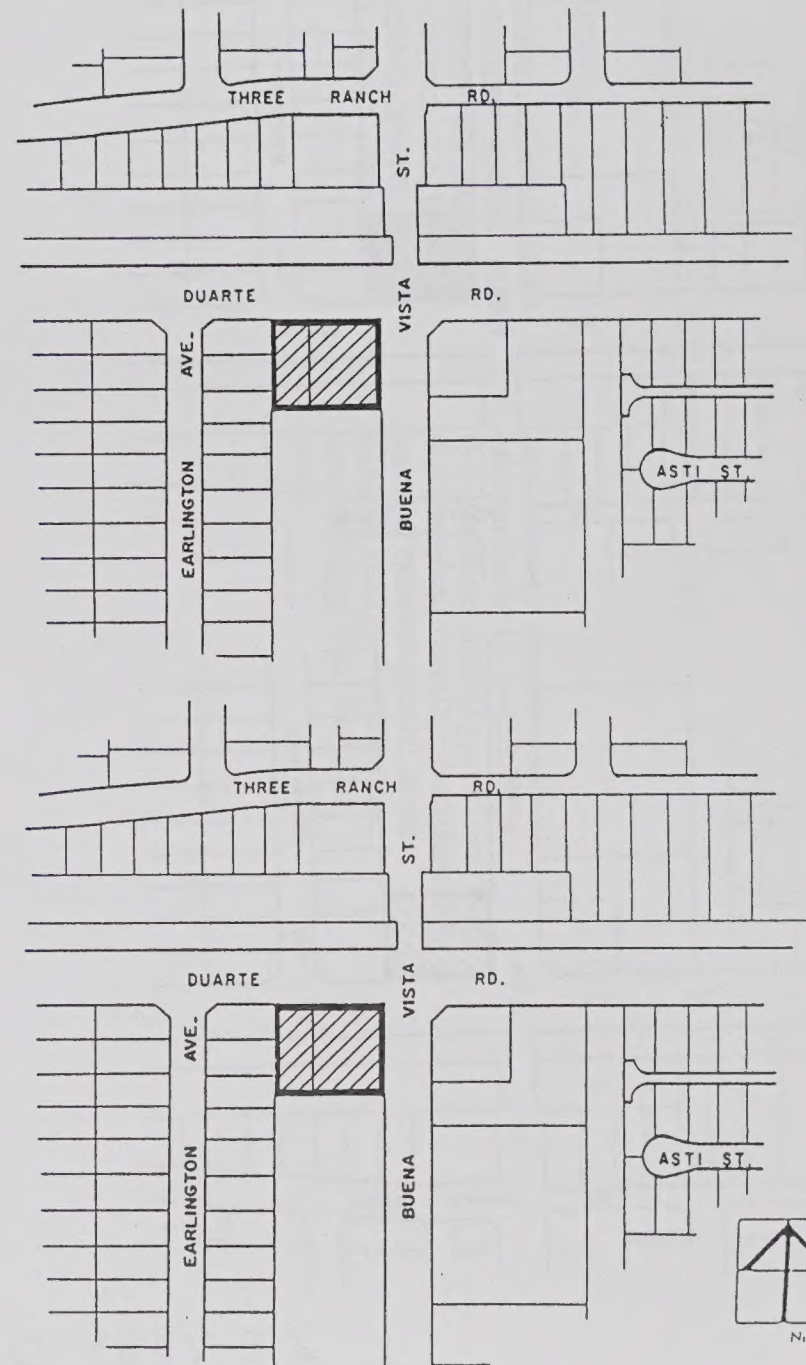


COMMERCIAL

EXISTING ZONING



C-1 NEIGHBORHOOD COMMERCIAL



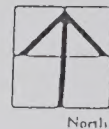
PLANNING AREA 17

LOCATION: Southwest corner of Duarte Road and Buena Vista Street

SUB AREA A

CURRENT GENERAL PLAN:	neighborhood commercial
PROPOSED GENERAL PLAN:	general commercial
CURRENT ZONING:	C-1 (neighborhood commercial)
PROPOSED ZONING:	C-4 (general commercial)
REDEVELOPMENT PLAN:	not in redevelopment area
EXISTING LAND USE:	service station

PLANNING AREA 17



PLANNING AREA 19

LOCATION:

Buena Vista Street, south of teh I-210 Freeway

SUB AREA A

CURRENT GENERAL PLAN:	general arterial
PROPOSED GENERAL PLAN:	specific plan
CURRENT ZONING:	R-1 (single family residential)
PROPOSED ZONING:	R-1 (single family residential)
EXISTING LAND USE:	single family

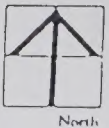
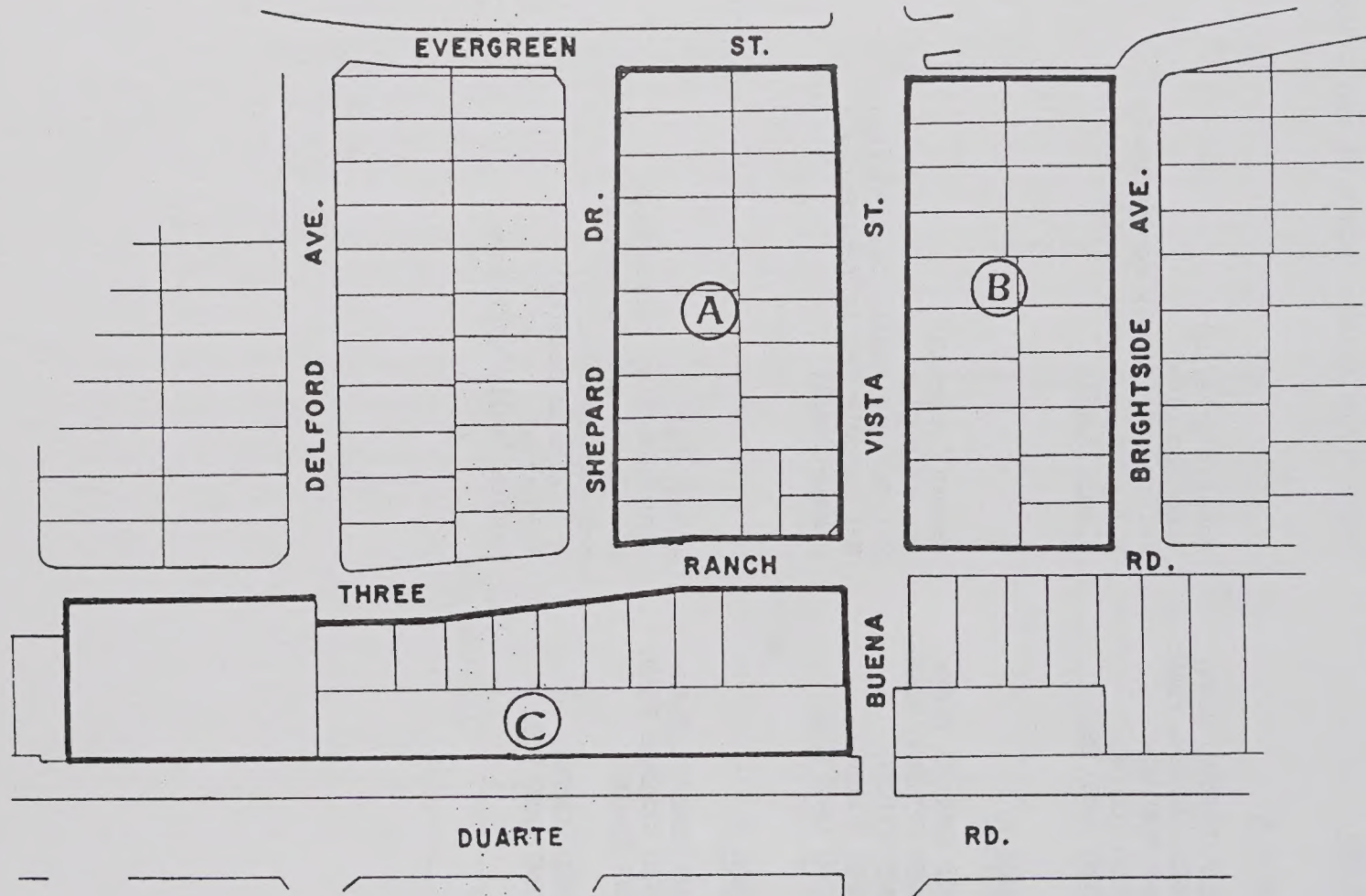
SUB AREA B

CURRENT GENERAL PLAN:	general arterial
PROPOSED GENERAL PLAN:	specific plan
CURRENT ZONING:	R-1 (single family residential)
PROPOSED ZONING:	R-1 (single family residential)
EXISTING LAND USE:	single family

SUB AREA C

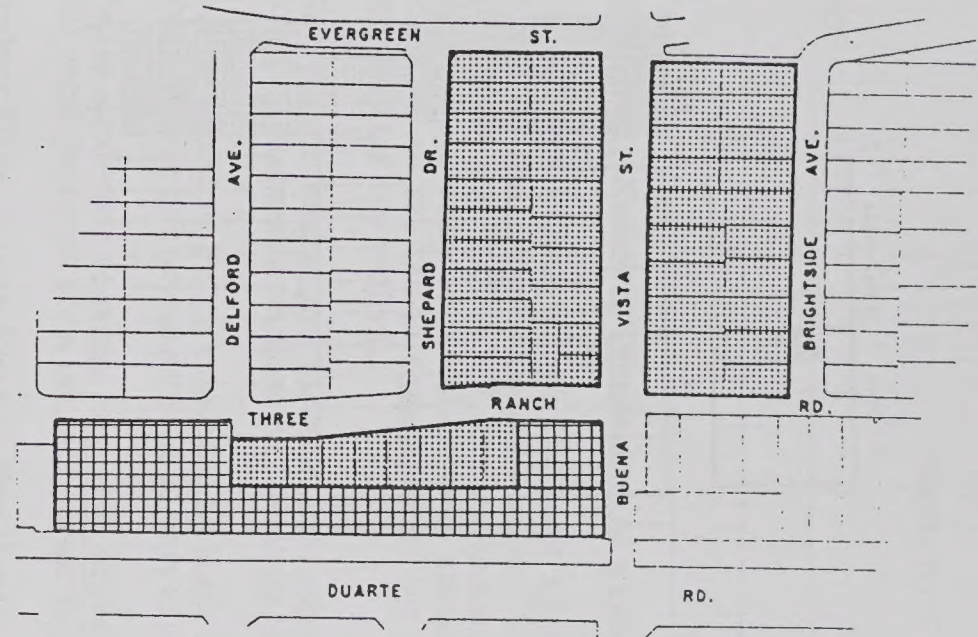
CURRENT GENERAL PLAN:	industrial
PROPOSED GENERAL PLAN:	medium density residential
CURRENT ZONING:	M-1 (light manufacturing)
	R-3 (medium density)
PROPOSED ZONING:	R-3 (medium density)
EXISTING LAND USE:	industrial
	single family residence

PLANNING AREA 19

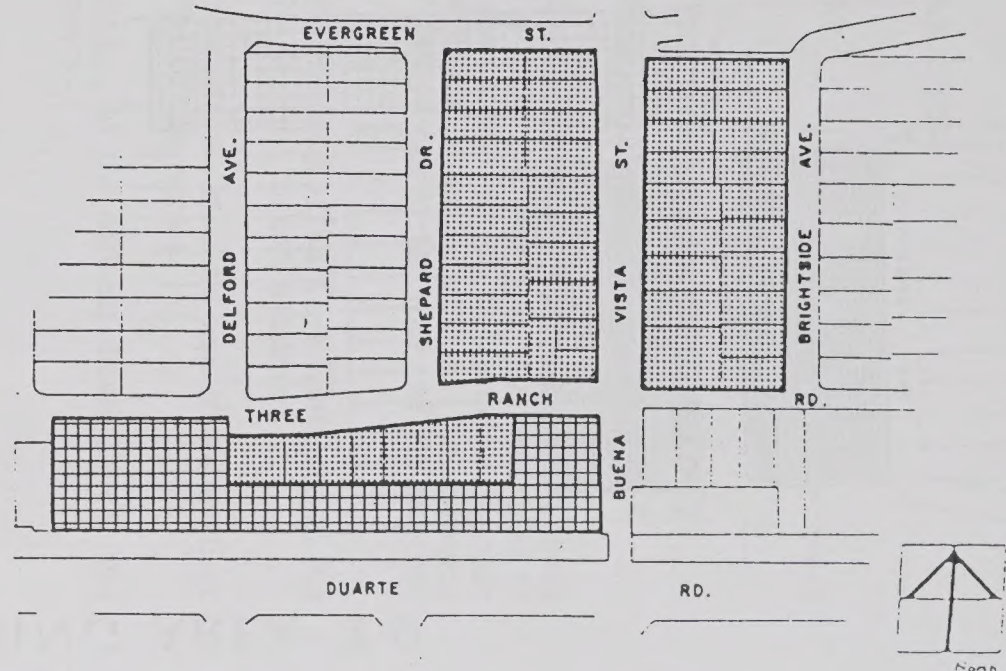
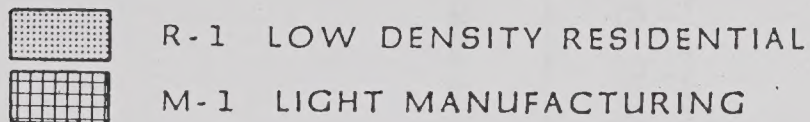


PLANNING AREA 19

EXISTING LAND USE

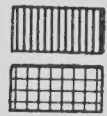


EXISTING ZONING



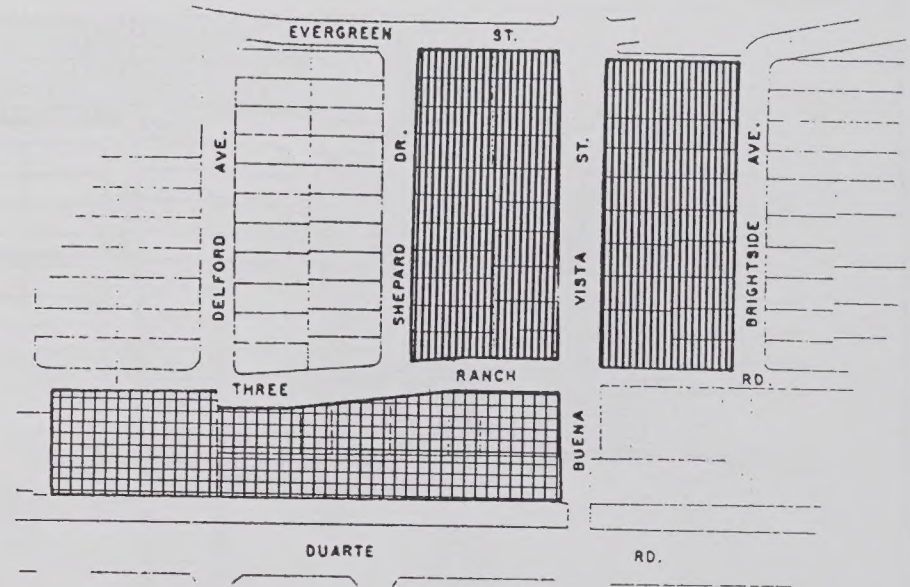
PLANNING AREA 19

EXISTING GENERAL PLAN



GENERAL ARTERIAL

INDUSTRIAL

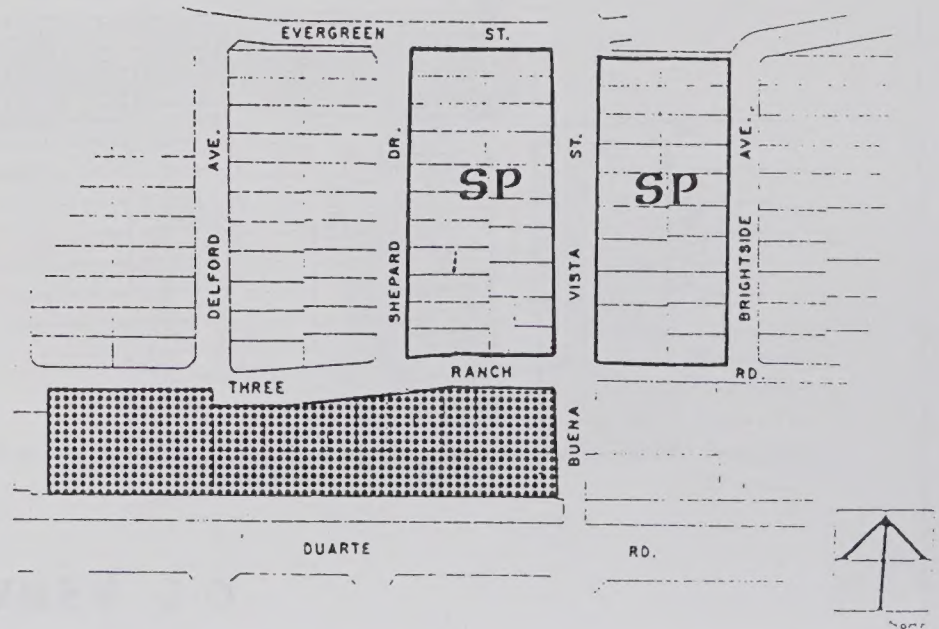


PROPOSED GENERAL PLAN



SPECIFIC PLAN OVERLAY

MEDIUM DENSITY RESIDENTIAL



NOTICE OF PREPARATION

TO: _____ FROM: City of Duarte

(Address) _____

1600 Huntington Drive
(Address)
Duarte, California 91010

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

The City of Duarte will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location and probable environmental effects are contained in the attached materials. A copy of the Initial Study X is, _____ is not, attached.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Mr. Steve Sizemore at the address shown above. We will need the name for a contact person in your agency.

Project Title: Duarte General Plan Update

Project Applicant, if any: City of Duarte

Date _____ Signature _____
Title Community Development Department
Telephone _____

Reference: California Administrative Code, Title 14, Sections 15082(a), 15103, 15375.

2002 0407.3

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